

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

MEMBERS PRESENT: Mike Giordano, Allen Gillespie, Rachael Glanton, Dave Knapp, Lawrence Witul, & Chairperson Ed Brashier

MEMBERS ABSENT: 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.

OCTOBER 4 MEETING MINUTES

Mr. Knapp made a motion to approve the September 6th, meeting minutes.

Ms. Glanton seconded the motion.

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

SP-2022-16 234 HARRISON BRIDGE RD BUILDING DESING REVIEW

Mr. Derby introduced the item # SP-2022-16

Ms. Adrienna Bauer (FWH Architects, LLC) presented the fenestration request.

There were no public comments.

Mr. Derby gave the staff report in favor of the request.

Mr. Brashier called for the vote.

Mr. Knapp made a motion to recommend to council an approval for the alternate fenestration request.

Mr. Giordano seconded the motion.

Mr. Derby called point of order. Mr. Derby explained that this item does not go before Council and needs a motion of approval or denial of the request.

Mr. Knapp and Mr. Giordano amended their motion to an approval of the request.

The motion to approve SP-2022-16, passed by 6-0 vote.

Z-2023-01 REZONING OF PROPERTY ALONG W. GEORGIA RD

Mr. Derby introduced the petition request to rezoning the property to B-G.

Jason Huck (Huck Properties LLC) presented the major change request.

Mr. Brashier inquired on the small property next to this parcel (314 W. Georgia Rd) and if this was included in the rezoning.

Mr. Hucks advised this property (314) was not part of the rezoning.

Mr. Witul inquired on the proposed businesses that the applicant had anticipated to go here.

Mr. Hucks answered that he has looked at retail and office uses for this location.

Mr. Brashier opened the floor for public testimony.

Ms. Delores Lewis (311 W. Georgia Rd) expressed concern with the conditions of W. Georgia Rd and the current water draining issues and inquired on when the road will be improved.

Mr. Brashier advised that SCDOT would be the entity to reach out to

Mr. Knapp advised that the applicant would have to address any stormwater issues that pertains to the property.

Mark Rodeffer (13 Southern Oaks Ct) expressed concerns with the potential uses allowed in B-G, the current traffic conditions of W. Georgia and the potential of issues with driveway access to this site.

Charles Doughty (117 Southern Oaks Ln) inquired on the difference between B-L and B-G zoning districts.

Mr. Derby addressed the difference between the two zonings.

Mr. Doughty expressed concerns with potential noise and traffic on W. Georgia Rd.

Mr. Dan Settle (123 Southern Oaks Ln) expressed concern with the increase in development and traffic for this area. Mr. Settle also expressed concern with water ponding issues, buffering and past burglary incident.

Mr. Hucks stated that any stormwater concern with the property will be addressed during the design period. Hucks also reiterated that he doesn't have any slated uses for the property currently. Hucks stated that the layout for the site will have parking in the rear with the buildings closer to the road as required by

zoning.

Mr. Gillespie asked Mr. Hucks to repeat the requirement for parking in this district.

Mr. Gillespie inquired with staff if the requirements explained by Mr. Hucks were accurate.

Mr. Derby explained that the overlay requirement would push all parking to the rear of the site.

Ms. Glanton inquired about timeline or capacity for development.

Mr. Hucks advised that a lot of the design and uses are in preliminary stages with no set plans.

Mr. Knapp inquired with staff if a traffic study exists with the data to show volume of traffic per district.

Mr. Derby advised that he was unaware of a study that provided data per district/use.

Mr. Derby presented the staff report in favor of the request and addressed comments raised by the public.

Mr. Knapp made a motion to recommend an approval to Council for Z-2023-01.

Mr. Gillespie seconded the motion.

Mr. Knapp discussed the surrounding properties, and the current traffic issues.

Mr. Brashier discussed the future uses and how this would affect the stormwater issues.

Mrs. Glanton explained that the better use of the site would be B-G going off the zoning ordinance description.

Mr. Giordano inquired with staff on the possibility for possible fast food or gas stations that could locate here.

Mr. Derby inquired the ingress and egress along with the size of the property would eliminate a lot of the potential heavy commercial users.

Mr. Knapp advised that after rezoning, site plan review comes back before Planning Commission to address concerns with site design.

Mr. Witul made the comment that due to the size of the property, the potential for fast food use would be limited.

Mr. Brashier called for the vote.

The vote passed by a unanimous vote, 6-0.

OTHER BUSINESS

Mr. Knapp made a motion to adjourn.

Ms. Glanton seconded the motion.

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

Commission adjourned at 7:08 p.m.