

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
OCTOBER 3, 2023 6:30 P.M.
City Hall**

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

MEMBERS ABSENT: Jordan Johnson

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.

Mr. Brashier made a motion to amend the October Agenda to include the discussion and voting of new calendar meeting dates.

Mr. Giordano seconded the motion to amend the agenda.

Mr. Brashier called for the vote. The commission voted unanimously to amend to agenda by a vote of 6-0.

SEPTEMBER 5 MEETING MINUTES

Mr. Knapp made a motion to approve the September 5th meeting minutes.

Mr. Witul seconded the motion.

The motion to approve the September 5th meeting minutes passed by a unanimous vote, 6-0.

SP-2023-11 MARTIN'S RUN ID PHASE 8 MASTER SITE PLAN

Mr. Josh Baker (Grey Engineering – 132 Pilgrim Rd) presented the master site plan for the project.

Mr. Brashier inquired on entrances into the site.

Mr. Baker addressed the ingress/egress.

Mr. Knapp inquired on the types of businesses that will occupy these structures.

Mr. Baker advised he could not as these are tentative for now but will align with what's allowed in the SOI.

Mr. Brashier opened the floor for public testimony.

Mr. Lou Jones (102 Fox Hollow Ct) inquired on the distance a restaurant can establish in relation

residential sites.

Mr. Brashier and Mr. Knapp advised that there were no specific separation requirements from a restaurant and residential use.

Mr. Derby also explained the separation from uses regarding setbacks and uses.

Angie Fisher (207 E. Stan Ct) inquired if there were a potential for more apartments at this area.

Mr. Brashier explained that the commission is unable to answer this question until someone applies.

Mr. Knapp advised that if someone does apply, they would have to come before the commission.

That concluded the public testimony portion.

Mr. Derby provided the staff report recommending a conditional approval for phase 6 based on the applicant addressing any comments provided by staff in their technical review letter.

A lady approached the podium and proceeded to speak regarding traffic and that she was late to the meeting. She was later identified as Joan Hermansen (320 Mayfly Way) and stated the development was not being followed to allow for planning to occur regarding traffic concerns.

Mr. Brashier advised traffic concerns are handled by SCDOT during the review application process.

Mr. Gillespie made a motion to conditionally approve the master site plan for Martin's Run ID Phase 8 SP-2023-11.

Mr. Knapp seconded the motion.

Discussion - Mr. Knapp advised he visited the site and observed potential concerns regarding site distances.

Mr. Brashier called for the vote.

The vote to conditionally approve the master site plan for phase 8 passed by a unanimous vote, 6-0.

MEETING CALENDER

Mr. Derby advised the current last day of 2023 meeting calendar is December 5th., with staff having a conflict and asked if the commission would be available to move this date to Thursday, December 7th.

Mr. Giordano made motion to adjust our meeting calendar from December 5th, to the 7th

Mr. Duwell seconded the motion.

Th motion to move the meeting date passed by a unanimous vote, 6-0.

OTHER BUSINESS

Ms. Knapp made a motion to adjourn.

Mr. Giordano seconded the motion.

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

Commission adjourned at 6:49 p.m.