

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
June 05, 2018 6:30 P.M.**

MEMBERS PRESENT: Kevin Glenn (Chair), Ed Brashier, Ryan Nance, Desiree' Grimaldi, William Chapman, Jimmy McDougall

MEMBERS ABSENT: Thomas Mogle

CITY STAFF/LEADERS PRESENT: Ben Hyde, Jason Knudsen

CALL TO ORDER/OPENING REMARKS

Mr. Kevin Glenn (Chair) called the meeting to order at 6:30 p.m.

Mr. Hyde held roll call.

MAY MEETING MINUTES

Mr. Nance made a motion to accept the May 01, 2018, Planning Commission minutes

Mr. Chapman seconded the motion.

The motion to accept the May 01, 2018, Planning Commission minutes passed by unanimous vote, 6-0.

Z-2018-03, REZONING OF PROPERTY ALONG KEMMET WAY

Mr. Hyde introduced docket #Z-2018-03, Rezoning of Property along Kemmet Way.

Mr. Jeff Edney, of Alliance Consulting, gave a brief description of the request.

The floor was open to public comments.

Jared Grimes, of Third Palm LLC, expressed concerns about the rezoning of the property to business industrial having a negative impact on the value of their property.

David Dikeman, 504 Boyd Avenue, expressed concerns about the rezoning of the property to business industrial having a negative impact on the value of his property.

Chris Young, 325 Bellona Lane, expressed concerns of safety along Boyd Avenue and Kemmet Way for children in the area.

Eric Abercrombie, 320 Bellona Lane, expressed concerns about other types of businesses being able to move into the area if it was rezoned business industrial and the applicant were to sell the property.

Mr. Glenn closed the floor to public comment.

Mr. Edney explained that the applicant would meet any conditions that were set forth by the Planning Commission.

Mr. Hyde indicated that staff supports conditional approval of this site plan.

Mr. Brashier made a motion for conditional approval of Z-2018-03, Rezoning of Property along Kemmet Way.

Mr. McDougall seconded the motion.

The motion to recommend approval of the rezoning presented in of Z-2018-03, Rezoning of Property along Kemmet Way, was denied 6-0.

SP-2018-08, WOODSIDE PARK, APPROVAL OF SITE PLAN

Mr. Hyde introduced docket #SP-2018-08, Woodside Park, approval of site plan.

Ms. Stephanie Gates, of Site Design, gave a brief description of the request.

There were no public comments.

There was some discussion on traffic and flood plains on the site.

Mr. Hyde indicated that staff supports conditional approval of this site plan.

Mr. Nance made a motion for conditional approval of SP-2018-08, Woodside Park.

Ms. Grimaldi seconded the motion.

The motion for conditional approval of SP-2018-08, Woodside Park passed by unanimous vote 6-0.

SP-2018-09, WATERLEAF NEELY FERRY ID, MASTER SITE PLAN

Mr. Hyde introduced docket #SP-2018-09, Waterleaf Neely Ferry ID, master site plan.

Seth Peterson, of Graycliff Capital, gave a brief description of the request.

There were no public comments.

There was discussion on cross access.

Mr. Hyde indicated that staff supports conditional approval of this master site plan.

Mr. Nance made a motion for conditional approval of SP-2018-09, Waterleaf at Neely Ferry ID.

Ms. Brashier seconded the motion.

The motion for conditional approval of SP-2018-09, Waterleaf at Neely Ferry ID passed by unanimous vote, 6-0.

OTHER BUSINESS

Mr. Brashier moved to adjourn the meeting.

Mr. McDougall seconded the motion.

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

Commission adjourned at 7:38 p.m.