

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
August 7, 2018 6:30 P.M.**

MEMBERS PRESENT: Kevin Glenn (Chair), Ed Brashier, Ryan Nance, Desiree' Grimaldi, William Chapman, Thomas Moogle.

MEMBERS ABSENT: Jimmy McDougall

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.

JUNE MEETING MINUTES

Mr. Chapman made a motion to accept the June 05, 2018, Planning Commission minutes

Mr. Mogle seconded the motion.

The motion to accept the June 05, 2018, Planning Commission minutes passed by unanimous vote, 6-0.

Mr. McDougall arrived late after the voting of the June minutes.

SP-2018-10, HARRISON LANDING TOWNES, APPROVAL OF SITE PLAN SITE PLAN

Mr. Hyde introduced docket # SP-2018-10, Harrison Landing Townes, approval of site plan.

Mr. Craig Rathke, of Gray Engineering, gave a brief description of the request.

The floor was open to public comments.

There were no public comments

There were discussions about traffic on the site.

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

Mr. Mogle made a motion for conditional approval of SP-2018-10, Harrison Landing Townes.

Ms. Grimaldi seconded the motion.

The motion for conditional approval of SP-2018-08, Woodside Park passed by a vote of 6-1.

Z-2018-04, REZONING OF PROPERTY AT 219 LADEAN COURT

Mr. Hyde introduced docket # Z-2018-04, Rezoning of property at 219 Ladean Court.

David Nasim, of Engage Real Estate Group, gave a brief description of the request.

There were no public comments.

There was some discussion about what would be permitted under business-industrial districts.

Mr. Hyde indicated that staff supports conditional approval of this rezoning.

Mr. Brashier made a motion for approval of rezoning presented in Z-2018-04, property at 219 Ladean Court.

Mr. Chapman seconded the motion.

The motion to recommend approval of the rezoning presented in Z-2018-04, property at 219 Ladean Court, passed by unanimous vote, 7-0.

AXZ-2018-04, ANNEX/REZONE OF PROPERTY AT 123 STOKES ROAD

Mr. Hyde introduced docket # AXZ-2018-04, Annex/Rezone of property at 123 Stokes Road.

Paul Harrison, of Bluewater Civil Engineering, gave a brief description of the request.

The floor was open to public comment.

Tim Crumley, 119 Stokes Road, expressed concerns about traffic and privacy.

Chris Delahoussaye, 5 Worthington Court, expressed concerns about traffic and safety for kids walking in the area.

Steve Frady, 213 Weddington Lane, expressed concerns about traffic.

Ed Matuszak, 517 Spring Point Court, had questions about similar developments that had been done in the city of Simpsonville and what could be done about the traffic build up on Stokes Road during school pick up hours.

Kay Kearn, 15 Worthington Court, expressed concerns about walking safely along Stokes Road.

Jim Hayes, 23 Worthington Court, expressed concerns about traffic.

Sue Atkins, 524 Spring Point Court, expressed concerns about traffic

Rick Ragsdale, 120 Battery Point Circle, expressed concerns about privacy and flooding,

Mr. Glenn closed the floor to public comment.

Paul Harrison addressed the concerns about traffic and that Blue Water can do a traffic impact study if that is a condition put forth by the city. He indicated that there are fewer trips made by people living in town homes than detached single family homes. He also indicated that there will be landscape buffers around the property to provide privacy for surrounding properties.

There was some discussion about price points for the town homes, what residential-suburban allows for in the county, and why this project is an innovative development.

Mr. Hyde indicated that staff supports recommendation of approval of this annexation.

Mr. Moogle moved that Planning Commission recommend approval of the requested zoning ordinance for Ordinance AXZ-2018-04.

Mr. McDougal seconded the motion.

The motion to recommend approval of the requested zoning for Ordinance AXZ-2018-04 was denied, 6-1.

AXZ-2018-05, ANNEX/REZONE OF PROPERTY ALONG FOWLER ROAD

Mr. Hyde introduced docket # AXZ-2018-05, Annex/Rezone of property along Fowler Road.

Jeff Randolph, of The Randolph Group, gave a brief description of the request.

The floor was open to public comment.

Charles Purvis, 100 Common Oaks Court, expressed concerns of traffic.

Jeff explained that they are engaged with a traffic engineer to address concerns along Fowler Road. They will have multiple entrances and exits into the development, helping ease any potential traffic increases in the area.

There was some discussion about future annexations.

Mr. Hyde indicated that staff supports recommendation of approval of this annexation.

Mr. Nance moved that Planning Commission recommend approval of the requested zoning ordinance for Ordinance AXZ-2018-05.

Ms. Grimaldi seconded the motion.

The motion to recommend approval of the requested zoning for Ordinance AXZ-2018-05 passed by unanimous vote, 7-0.

OTHER BUSINESS

Mr. Brashier moved to adjourn the meeting.

Mr. McDougall seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 7-0.

Commission adjourned at 8:16 p.m.