

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
March 5, 2019 6:30 P.M.**

MEMBERS PRESENT: Ryan Nance, (chair) Kevin Glenn (Vice-Chair), Ed Brashier, Jordan May, Jimmy McDougall, Thomas Mogle, & Desiree' Grimaldi.

MEMBERS ABSENT: None

CITY STAFF/LEADERS PRESENT: Jason Knudsen, Jon Derby

CALL TO ORDER/OPENING REMARKS

Mr. Ryan Nance (Chair) called the meeting to order at 6:32 p.m.

Mr. Derby held roll call.

JANUARY MEETING MINUTES

Mr. Brashier made a motion to accept the January 03, 2019, Planning Commission minutes

Mr. Glenn seconded the motion.

The motion to accept the January 03, 2019, Planning Commission minutes passed by unanimous vote, 7-0.

SP-2019-04 HERITAGE VILLAGE, MAJOR CHANGE TO ID (Innovative Development) & Master Site Plan Review

Mr. Knudsen introduced docket # SP-2019-04, a major change to the Statement of Intent & Master site plan review for the Heritage Village ID.

Joe Waldron with Mark III properties & Doug Givens with "Ryan Homes", presented a major change to the Statement of Intent to reduce the separation of townhome clusters from 20' to 19' feet and widen the driveways to 16' feet.

There was no public comment.

Mr. Knudsen indicated staff supports a conditional approval of the major change to the Statement of Intent and new master site plan.

Mr. Knudsen explained that two motions are necessary. One for the major change to the ID and one for the master site plan review.

Mr. Brashier made a motion for Planning Commission to recommend to City Council an approval to the Major Change.

Ms. Grimaldi seconded the motion.

The motion to recommend approval to the Major Change to the ID passed by unanimous vote, 7-0.

Mr. Mogle moved that Planning Commission conditionally approve the new master site plan.

Ms. May Seconded the motion.

The motion to conditionally approve the new master site plan passed by unanimous vote, 7-0.

AXZ-2019-01, PROPOSED ANNEXATION/REZONING OF PROPERTY AT W. GEORGIA RD & E. STANDING SPRINGS RD

Mr. Knudsen introduced docket # AXZ-2019-01, a petition for an annexation & rezoning of property at W. Georgia Rd & E. Standing Springs Rd

Mr. Brashier excused himself from the discussion and vote of this item due to conflict of interest & vacated his seat.

David Windburn, with Carolina Holdings, presented a petition for annexation & rezoning of the subject properties into the city, zoned B-G Business General.

There was no public comment.

Mr. Knudsen indicated that staff supports a recommendation of an approval to city council.

Mr. Glenn moved that the Planning Commission recommends a conditional approval of AXZ-2019-01

Ms. May seconded the motion.

The motion to approve the petition and rezoning of the properties into the city passed by unanimous vote, 6-0.

Mr. Brashier returned to his seat after the vote.

SP-2019-03 LEGACY ACADEMY PRESCHOOL MASTER SITE PLAN

Mr. Derby introduced docket # SP-2019-03, master site plan approval of the Legacy Academy Preschool.

Winston Hathaway, developer for the Cottages of Harrison Bridge, and Frank Turner with Legacy Academy presented a master site plan for the development of the Legacy Academy.

There was no public comment.

Mr. Derby indicated that staff supports a conditional approval based on the technical review letter for the site.

Mr. Mogle made the motion to conditionally approve the master site plan.

Mr. Brashier seconded the motion.

The motion to conditionally approve the master site plan passed by unanimous vote, 7-0.

OTHER BUSINESS

Mr. Brashier made the motion to adjourn the meeting.

Mr. McDougal seconded the motion.

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

Commission adjourned at 7:08 p.m.