

**SIMPSONVILLE PLANNING COMMISSION  
MINUTES  
April 7, 2020 6:30 P.M.**

**MEMBERS PRESENT:** Ed Brashier, Dave Knapp, Desiree Grimaldi, Thomas Mogle (Vice Chair), & Rachel Glanton.

**MEMBERS ABSENT:** (2 Vacant Seats)

**CITY STAFF/LEADERS PRESENT:** Jon Derby

**CALL TO ORDER/OPENING REMARKS**

(Chairperson) Mr. Brashier called the meeting to order at 6:30 p.m.

**MARCH 12TH MEETING MINUTES**

Mr. Knapp made a motion to accept the March 12, 2020

Mr. Mogle seconded the motion.

The motion to accept the March 12, 2020 minutes passed by a unanimous vote, 5-0

**AXZ-2020-04, ANNEXATION/REZONING OF PROPERTY LOCATED AT 1216 W. GEORGIA RD.**

Mr. Derby introduced docket# AXZ-2020-04, a petition for an annexation & rezoning into the City.

Mr. Ernest Crosby presented the petition for the annexation.

There were no public comments submitted.

Mr. Mogle inquired on potential projects for this property.

Mr. Crosby indicated there were no proposals for development at this time.

Mr. Derby indicated staff supports the annexation.

Mr. Mogle made a motion to recommend approval of the annexation

Ms. Glanton seconded the motion.

The motion to approve AXZ-2020-04 passed by a unanimous vote, 5-0

**SP-2020-01, MASTER SITE PLAN REVIEW, MARTIN'S RUN PHASE 7 EXPRESS OIL**

Mr. Derby introduced docket# SP-2020-01, Master Site Plan review.

Andy Golden & Brian Miller, with Bohler Engineering presented the Master Site Plan

There were no public comments submitted.

Mr. Derby presented the staff report and comments.

Mr. Knapp made a motion to conditional approval the Master Site Plan for SP-2020-01.

Mr. Mogle seconded the motion.

The motion to conditionally approve the master site plan passed by a unanimous vote, 5-0.

### **Z-2020-03, PROPERTY LOCATED AT 506 NE MAIN ST**

Mr. Derby introduced docket# Z-2020-04, a petition for rezoning.

Mr. Paul Harrison, with BlueWater Civil Design, LLC, presented the rezoning request.

Mr. Knapp inquired about the egress/ingress design/improvements and the potential exits into Forest Park subdivision.

Mr. Mogle raised concerns about increase in traffic & square footage of the units.

Ms. Glanton inquired about traffic counts and demographics for the units.

Mr. Mogle inquired if the City could require traffic improvements to alleviate possible traffic concerns

Ms. Glanton inquired on local school capacity for the potential new owners.

Mr. Harrison addressed the commissions concerns.

Mr. Derby provided the staff report.

Mr. Knapp made a motion to recommend approval of the rezoning, Z-2020-03.

Ms. Glanton seconded the motion.

The motion to approve the rezoning passed by a 4-1 vote.

### **OTHER BUSINESS**

Mr. Brashier made the motion to adjourn.

Mr. Knapp seconded the emotion

The motion to adjourn this meeting passed by a vote, 5-0.

**Commission adjourned at 7:05 p.m.**