

**SIMPSONVILLE PLANNING COMMISSION  
MINUTES  
March 4, 2025 6:30 P.M.  
City Hall**

**MEMBERS PRESENT:** Loren Duwel, Lawrence Witul, Ray Shannon, Elliott Hirshorn, Stockton Wells and Chairperson Mike Giordano

**MEMBERS ABSENT:** Allen Gillespie

**CITY STAFF/LEADERS PRESENT:** City Attorney Daniel Hughes, Jon Derby, Charlene Carter

**CALL TO ORDER/OPENING REMARKS**

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

Mr. Derby held roll call

**January 7, 2025 MEETING MINUTES**

Mr. Witul made a motion to approve the January 7, 2025 meeting minutes.

Mr. Shannon seconded the motion.

The motion to approve the January 7, 2025 meeting minutes passed by a unanimous vote, 6-0.

**NEW BUSINESS**

**AXZ-2025-01 PROPOSED ANNEXATION 1601 W. GEORGIA RD**

Mr. Derby advised the Commission that a representative for the Annexation request was not present and requested item be tabled.

Mr. Witul made a motion to table for the April 1<sup>st</sup>, 2025 agenda. Mr. Duwel seconded the motion.

Mr. Hirshorn asked if the public comment could be heard and Mr. Derby stated comments should be heard when request is made. Ms. Carter received petition prior to the meeting regarding annexation. The items were passed to Commissioners and will be forwarded with agenda item to April 1<sup>st</sup>, 2025 PC meeting.

The vote to table AXZ-2025-01 passed by a unanimous vote, 6-0.

**Z-2025-01 Proposed Rezoning to B-U (Business Urban)  
Zoning at 101, 103, and 16333 E. College St.**

Mr. Derby presented the request for rezoning the parcels from B-G Business General to B-U Business Urban. Mr. Derby provided maps and photos of the location and description of the property. The rear parcel behind the store fronts was a previous garage and the request is to remodel two studio apartments.

The applicants, Mr. and Mrs. Jones, were present. Mr. Jones described concept plans submitted for the project. Mr. Witul asked if current businesses in store fronts will remain. Mr. Jones stated the businesses will remain. Mr. Duwel asked if these studio apartments would be long-term rentals and the response was yes. Mr. Hirshorn and Mr. Shannon asked about façade and firewalls separating businesses and residential. The area separating and connecting the store fronts and residential area will be used as storage spaces for the two apartments.

Mr. Giordano asked for any public comment, none was given. Mr. Giordano asked for any further discussion, none was requested.

Mr. Giordano called a motion. Mr. Witul made the motion; Mr. Hirshorn made the second. The vote to approve the Rezoning of Z-2025-01 from BG to BU passed by a unanimous vote, 6-0.

**TX-2025-01 MISC REFINEMENTS TO THE ZONING ORDINANCE**

Mr. Derby introduced Sign Ordinance section 4.10 text amendments. Mr. Derby described the proposed reasons for the changes. Attorney Hughes explained the legal necessity to modify the existing sign ordinance to create a uniform and balanced standard. He stated City Council could/would ultimately determine the number of signs and the period of time for posting. The focus should be on consistency of the temporary signs no matter what the content is on the signs. Attorney Hughes also advised on questions about HOA regulations for subdivisions.

Mr. Giordano asked for public comment and with none provided, he called for the motion.

Mr. Hirshorn made the motion to amend the ordinance Section 4.10.3.R.1.V to allow for one sign per content, so lots could have more one per lot as written. Mr. Wells seconded the motion. Motion carried 5 yes, 1 no by Mr. Witul. Attorney Hughes will update language in section R.1.V with the intent stated by the Commission.

Mr. Wells made the motion to amend section 4.10.3.R.1.VI to 30 days as original ordinance stated. Mr. Duwel seconded the motion. Motion failed 5 no, 1 yes by Mr. Wells.

**OTHER BUSINESS**

Mr. Derby reviewed sections and updates to the Comprehensive Plan objectives: Cultural resources, public facilities, and housing. The strategy for each objective has been reviewed,

updated and highlighted as written. Most of the strategies continue as “*ongoing*” status as these goals are a continuous plan of goals for the City.

## **ADJOURNMENT**

Mr. Giordano asked for a motion to adjourn.

Mr. Witul made the first and Mr. Duwel seconded the motion.

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