

**SIMPSONVILLE PLANNING COMMISSION MINUTES**  
**March 3, 2026 6:30 P.M. City Hall**

**MEMBERS PRESENT:** Ray Shannon, Stockton Wells, Aidan Puzio, Howard Lentz, Mike Teal, and Rick Tomlinson

**MEMBERS ABSENT:** Elliot Hirshorn

**CITY STAFF/LEADERS PRESENT:** Charlene Carter

**CALL TO ORDER/OPENING REMARKS**

(Staff) Ms. Carter called the meeting to order at 6:30 p.m. Ms. Carter explained with being the first meeting of the year the Commission will need to adopt the next items on the agenda.

Ms. Carter held roll call.

**ADOPTION OF RULES AND PROCEDURE 2026**

Mr. Wells made the motion to approve the Rules and Procedures for 2026. Mr. Shannon seconded the motion and passed unanimously.

**ELECTION OF OFFICERS**

Ms. Carter explained the process to elect and nominate a Chair for the Commission. Mr. Shannon made the motion for Mr. Wells to be elected as Chair. Mr. Puzio made the second and passed unanimously. Mr. Wells will serve as Commission Chair.

Ms. Carter asked for nominations for Vice Chair. Mr. Puzio made his own nomination and Mr. Shannon made the second and passed unanimously. Mr. Puzio will serve the Commission as Vice Chair.

**APPROVAL OF MEETING CALENDAR**

Ms. Carter went over the meeting calendar and discussed November change for Election Day. She also emphasized attendance at meetings.

**MEETING MINUTES December 2, 2025**

Mr. Wells made the motion to approve the December 2, 2025 meeting minutes.

Mr. Shannon seconded the motion. There was one correction requested and will be made.

The motion to approve December 2, 2025 meeting minutes passed by a unanimous vote, 6-0.

Chairman Wells now presiding over meeting.

**NEW BUSINESS:**

**Z-2026-01 Proposed Re-Zoning of 206 Ladean Court Tax Map # 0330.00.01.001.24**

Ms. Carter presented a summary of the application request to Re-Zone 206 Ladean Court. The property is currently zoned ID and was used as a Food Truck Court. The request included a zoning designation of BG which does align with all surrounding zoning. The property is currently for sale.

There were no public comments or ex-parte communications.

Mr. Holck, the owner, addressed the sale of the property and requested BG zoning to allow for development opportunity. Mr. Holck stated items located on the property are included in the sale of the property. Mr. Tomlinson commented the site looks bad and should be cleaned up.

Mr. Wells asked for any further discussion, there being none, and he called for a motion. Mr. Lentz made the motion to recommend the re-zoning of Z-2026-01 206 Ladean Court to BG zoning. Mr. Puzzio made the second. The vote passed unanimously, 6-0.

### **SP-2026-01 Building Design Review 7 Brew Coffee**

Ms. Carter provided an overview of Fenestration requirements per Zoning Code section 4.2.5. The project is located at 687 Fairview Road and is visible from the public right of way of Fairview Road. The current façade does not meet the minimum 25% façade requirement on the South wall. The site will also have a cooler directly behind the main building that requires some screening for blank walls and mechanical equipment on roof.

Mr. Joel Hines represents McMillian, Pazdan, and Smith to discuss the landscape and use of the building and cooler. Mr. Hines discussed the landscape plan to use an alternate fenestration. Mr. Hines was questioned on the use of “Japanese Yew” as a planting due to height and maintenance requirements.

Ms. Carter stated planning staff did support the use of landscape for alternate fenestration and noted a second review should be taken to validate the type of plant to be used.

With no further comments, Mr. Wells called for the vote. Mr. Shannon made the motion to approve and Mr. Wells seconded the motion. The motion passed 5 yes, 1 no (Tomlinson). Mr. Tomlinson stated he did not think landscape met the intent of ordinance in 4.2.5 Building Fenestration-Alternate.

### **ADJOURNMENT**

With no further business, Mr. Shannon made the motion to adjourn followed by Mr. Lentz.

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

Commission adjourned at approximately 7:15 p.m.