

**SIMPSONVILLE PLANNING COMMISSION MINUTES  
December 2, 2025 6:30 P.M. City Hall**

**MEMBERS PRESENT:** Vice-Chairman Allen Gillespie, Lawrence Witul, Stockton Wells, Ray Shannon, Elliot Hirshorn, and Aidan Puzio

**MEMBERS ABSENT:** Chairperson Mike Giordano

**CITY STAFF/LEADERS PRESENT:** Jon Derby and Charlene Carter

**APPLICANT/REPRESENTATIVE:** Waverly Wilkes, Gray Engineering, Milton Shockley, Developer

**CALL TO ORDER/OPENING REMARKS**

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

Mr. Derby held roll call.

**MEETING MINUTES November 6, 2025**

Mr. Witul made a motion to approve the November 6, 2025 meeting minutes.

Mr. Shannon seconded the motion.

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

**NEW BUSINESS:**

**Z-2025-05 Proposed Annexation and Re-zoning of 133 Hammond Road  
Tax Map # 0574.02-01-006.00 & 0574.02-01-009.00**

Mr. Derby presented a summary of the application request to Annex and Re-Zone 133 Hammond Road. The request included a zoning designation of R-Hi in the City. The properties are currently zoned R-Mid in Greenville County. The application states the developer has future plans to develop property into a single-family residential development to include 55 attached units and 45 detached units.

Ms. Wilkes from Gray Engineering passed around a preliminary site plan/concept plan. She stated the project encompassed new additions with submittal. The project includes funds for water and sewer gravity line extensions and Hammond Road roadwork.

Mr. Shockley, developer, spoke to being a native of Greenville and working as a builder.

Mr. Gillespie asked if any Ex-parte communications had happened and the answer was no by the Commission.

Mr. Gillespie asked for public comment.

Mr. Kellett of 200 Hammond Road stated the City turned down the project previously due to the road width of 18'-0". He discussed the traffic coming and going both directions on West Georgia Road. He asked about the number of additional homes and emphasized how that would increase traffic.

Ms. Amber of 115/111 Hammond Road addressed the commission on preservation of open space and the loss of green space. She wants development to be responsible and not invasive.

Mr. Townsend from 161 S. Baldwin Road spoke to the speed bumps and stated they have not helped with speed and traffic. He stated the roads continue to be littered with trash and he does not want increases in traffic.

Mr. and Mrs. Hammond of 146 Hammond Road stated they are happy with the services they currently have, including septic tank and well. They explained the traffic is a huge issue in the area. They would also like a copy of the concept drawing.

Mr. and Mrs. Jones 1034/1038 W. Georgia Rd.

The Jones' shared concerns about the development of these properties that back up to their location on West Georgia Road.

They spoke about the difficulty of turning out from Hammond Road to West Georgia. They mentioned the post office had even requested they move their mailbox to a safer location for delivery. They stated public safety is challenged to travel on W. Georgia Road. They stated the angled turn of Hammond Road, storm water, and width of the road cannot sustain increase in traffic.

Mr. Sam Dunn of 204 S. Baldwin spoke about the intersection of Hammond Road and S. Baldwin. He stated the area is unsafe and even with speed bumps, the roads cannot sustain increased travel. He stated the schools and infrastructure are not keeping up with growth. He wants people to have yards and does not like the increased density. He explained the increased number of cars has increased littering and illegal disposal of car parts.

Ms. Allen of 117 Moseley Rd shared that she loves the area, people and considers the area a treasure. She stated infrastructure cannot support development. She is afraid to walk at times of day due to traffic. She states people speed down Hammond and Baldwin Roads. She also stated the new Hillpointe Apartments are a drug area and the issues there are impacting on the quality of life for nearby residents.

Mr. Billy Lark of 174 Hammond Road stated he was surprised by the annexation signage. He stated you cannot turn left onto W. Georgia Road. He stated these people have the right to sell their property but does not support it.

Ms. Pat Reynolds emailed and spoke to the area as being more rural and country lane feeling while driving. She stated traffic is a huge concern of hers.

Ms. Sybil Fisher of 212/214 Hammond Road commented on rentals and apartments to make home values go down and are not maintained. She also states it is difficult to pick up children from school due to the traffic.

A comment was also made about the creek washing out and Plain Elementary being at capacity. There were comments throughout about traffic and utility plans to update infrastructure.

Mr. Gillespie called for any further comments and with none, he closed the public comment.

Mr. Derby discussed the previous denial and traffic impact on Hammond Road. He stated the width of Hammond Road and lack of sewer caused the project to be denied. He stated this project meets the City's comprehensive plan and SCDOT will require improvements on W. Georgia Road. He stated the property zoning would allow for 14 units per acre; However, topography, buffers and setbacks will reduce what is built.

Mr. Gillespie called on the Commissioners to ask questions.

Mr. Hirshorn asked about the County Zoning designation of RS, road frontage and water availability.

Mr. Wells asked about R-Mid zoning square footage (6,000 sq ft). He confirmed the single-family detached square feet and how annexation is addressed in the comprehensive plan.

Mr. Shannon asked about traffic road access, traffic survey and study requirement. He confirmed SCDOT would have oversight of egress plans and site distance.

Mr. Wells asked about the infrastructure improvements and funds allocated. Ms. Wilkes responded that they have 1.9 million dollars set aside for water and sewer improvements and site access.

Mr. Wells said he would like to see a PD plan.

Mr. Shannon asked about sidewalk frontage and connectivity for safer community activity.

Mr. Puzio asked about stormwater management, pond designs and overflow to neighbors. Mr. Derby stated stormwater will be managed through Greenville County LDD.

Mr. Witul asked if project had been presented to Greenville County? County would not support project. He also asked if any housing studies had been completed. Will the homes be rented or sold? The intention is for the homes to be sold.

Mr. Hirshorn stated he is sympathetic to all that spoke tonight.

Mr. Gillespie asked for a motion. Mr. Witul made the motion to recommend the annexation of AXZ-2025-05 133 Hammond Road. Mr. Gillespie made the second. The vote failed with 2 yes, Gillespie and Witul, 4 No, Shannon, Wells, Hirshorn and Puzzio.

The Planning staff thanked the Commissioners Giordano, Gillespie, and Witul for their service on Planning Commission. Their terms will expire on December 31, 2025 and they have chosen not to re-apply.

## **ADJOURNMENT**

With no further business, Mr. Gillespie called for a motion to adjourn.

Mr. Witul made a motion to adjourn, and Mr. Hirshorn seconded the motion

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

Commission adjourned at approximately 7:51 p.m.