

## **SIMPSONVILLE PLANNING COMMISSION MINUTES**

**June 2, 2026 6:30 P.M. City Hall**

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

**MEMBERS ABSENT:** None

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

### **CALL TO ORDER/OPENING REMARKS**

Mr. Derby held roll call

### **MEETING MINUTES** approval March 03, 2026

Mr. Shannon made the motion to approve the March 3, 2026 meeting minutes.

Mr. Hirshorn seconded the motion.

The motion to approve March 3, 2026 meeting minutes passed by a unanimous vote, 7-0.

### **NEW BUSINESS:**

#### **SP-2026-02 Timbers Edge ID -Major Change Tax Map # 0574.02-01-016.05 & 0574.02-016.00**

Chairman Wells introduced the agenda item and asked if there had been any Ex Parte Communications. No Ex Parte communications from Commissioners.

Mr. Derby provided an overview of Timbers Edge project including prior approved project details and Major changes to the current submitted project. The project is located at 612 Neely Ferry Rd.

Mr. Chris Laney with Whitelane Acquisitions, LLC, spoke on behalf of the property owners, The Anders. Mr. Laney spoke to the change request to the previous Statement of Intent(2024) to include additional property, increase density to maximum of 50 homes, elimination of alleyways with driveways and adding detached garages from the front, four additional guest parking areas, and open space features at the Storm water area in the rear. The SOI also eliminates the age restriction of 55+ older. Mr. Laney provided concept plans for elevations and reviewed the Master Site Plan in detail. He also went over the Traffic Impact Study from 2026.

The HOA will be responsible for the roads and stormwater areas in this neighborhood.

No one spoke during Public Comment.

Mr. Laney responded to questions from the Commission.

Commissioner Tomlinson asked for explanation of why streets were going to be maintained by HOA. Will this be a gated community? Where are the trees in this plan? Commissioner

Tomlinson mentioned tree preservation should be incorporated. He asked if fiber could be incorporated in the construction process to prevent installs after development is complete. He also asked about the hammerhead for Fire.

Commissioner Shannon asked for details from the traffic study including the one primary entrance and interior roads. The project will only have a single entrance.

Commissioner Lentz commented on the density, including sidewalks and stormwater. The project will include connections to other properties for storm water pond.

Chairman Wells confirmed the trade-off for alleyways were the buffer to neighboring properties and the detached garages. He also confirmed that the ranch house has been purchased.

With no further discussion, Mr. Derby provided additional information and staff recommendation. Mr. Derby explained the project does still meet ID Zoning through the design of the neighborhood, materials used, and open space areas. Mr. Derby stated staff recommendation is to approve the project.

With no further comments, Mr. Wells called for the vote. Mr. Hirshorn made the motion to approve and Mr. Shannon seconded the motion. The motion passed unanimously, 7-0.

**OLD BUSINESS:** None

## **ADJOURNMENT**

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

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

Commission adjourned at approximately 7:20 p.m.