SIMPSONVILLE PLANNING COMMISSION MINUTES
September 1, 2026 6:30 P.M. City Hall

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

MEMBERS ABSENT: None

CITY STAFF/LEADERS PRESENT: Jon Derby and Charlene Carter

CALL TO ORDER/OPENING REMARKS
Chairman Wells called the meeting to order. Ms. Carter held roll call.

MEETING MINUTES approval June 2, 2026
Mr. Hirshorn made the motion to approve the June 2, 2026 meeting minutes.
Mr. Shannon seconded the motion.
The motion to approve June 2, 2026 meeting minutes passed by a unanimous vote, 7-0.

NEW BUSINESS:

SP 2026-03 Cottage Green ID, Phase II, Master Site Plan

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 the location, ongoing project and phase II commercial additions to the site. He provided the site plan, conceptual elevations and uses of spaces.

Mr. Daniel Merritt, Engineer from Seamon Whiteside addressed the Commission with an overview of the Phase II project. He stated the residential is currently under construction and road improvements are being addressed with SCDOT.

Mr. Rod Folk spoke during public comment. He reminded staff and the Commission of the improvements City Council approved with project. He wants to make sure these improvements are implemented. He also reminded staff that landscaping and trees need to be pushed back in order for visibility now and in the future. He also mentioned there will be an increase in traffic due to Harling Property development by Toll Brothers.

Mr. Wells closed the floor and opened discussion to the Commission.
Mr. Wells asked for more details regarding SCDOT and required plans. Owner, Mr. Tim Crawford, addressed the Commission. He stated they are addressing items with SCDOT.
Mr. Lentz asked about 2 remaining parcels plans and if they will be maintained until developed.
Mr. Shannon asked about storm water plans. Mr. Daniel Merritt addressed stormwater and explained the site was designed for the entire project Phase I & II. Mr. Hirshorn asked about the

cross-access notes on the Master Site Plan. Mr. Derby addressed and stated road behind commercial parcels will suffice.

Mr. Wells closed the discussion and called for a motion. Mr. Lentz made the motion for the Planning Commission to conditionally approve the Master Site plan for the Cottage Green ID, Phase II, on the condition that the applicant addresses any technical review comment provided by staff.
Mr. Puzzio seconded the motion and the motion carried unanimously, 7-0.

SP-2026-04 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 Master Site Plan. The project is located at 612 Neely Ferry Rd.

Mr. Chris Laney with Whitelane Acquisitions LLC, spoke on behalf of the project. 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. A reminder that the HOA will be responsible for the roads and stormwater areas in this neighborhood.

Mr. Rod Folk stated he was ok with development but asked how the HOA would afford to maintain roads and sidewalks in the future.

Ms. Dix spoke about the need for wildlife in the environment, including deer and squirrels. She explained development is destroying wildlife in Westwood Subdivision. She states the development actions do not represent “Simply home” brand of Simpsonville. She encouraged the audience to look at land and the world around and these actions of development simply aren’t right.

Mr. and Mrs. Smith spoke about aging infrastructure, low water pressure and the changes in Simpsonville in the past 22 years due to growth. Mrs. Smith made comments about back door deals.

Mr. Laney responded to questions from the Commission and addresses some of the public comments.
Mr. Laney explained Timbers Edge will be all new infrastructure and the storm pond onsite will benefit surrounding properties and it is designed for a 100 year storm event. Mr. Laney also addressed there is no back door deal for this development. The owners have owned this property since 1940’s. He stated the plan has addressed the turnaround on the plan.

The Commission asked about price points of these homes and they will be 400k+. He also stated the developer is required to secure a bond to cover items in the project. Inspections will be completed by a third party as well as City and County. Mr. Hirshorn stated he appreciated the public comment.

With no further discussion, Mr. Derby provided a summary and staff recommendation. Mr. Derby stated staff recommendation is to approve the Master Site Plan. He also advised the project does not return to City Council or Planning Commission after this vote.

With no further comments, Mr. Wells called for the vote. Mr. Puzzio made the motion for the Planning Commission to conditionally approve the Master Site plan for Timbers Edge on the condition that the applicant addresses any technical review comment provided by staff. Mr. Lentz seconded the motion and the motion carried unanimously, 7-0.

CLOSING COMMENT: Director Derby advised PC will meet in October and discuss impact fees study.

ADJOURNMENT

With no further business, Mr. Lentz made the motion to adjourn followed by Mr. Hirshorn. The motion to adjourn passed by a unanimous vote, 7-0. Commission adjourned at approximately 7:30 p.m.