

**SIMPSONVILLE PLANNING COMMISSION
MINUTES
July 2, 2024 6:30 P.M.
City Hall**

MEMBERS PRESENT: Mike Giordano, Loren Duwel, Ed Brashier, Lawrence Witul, and Chairperson Allen Gillespie

MEMBERS ABSENT: Ray Shannon & 1 vacant seat

CITY STAFF/LEADERS PRESENT: Jon Derby & Charlene Carter

CALL TO ORDER/OPENING REMARKS

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

Mr. Derby held roll call

June 4, 2024 MEETING MINUTES

Mr. Brashier made a motion to approve the June 4, 2024 meeting minutes.

Mr. Giordano seconded the motion.

The motion to approve the June 4, 2024 meeting minutes passed by a unanimous vote, 5-0.

OTHER BUSINESS

Mr. Gillespie opened the floor for nominations of a vice chairperson.

Mr. Giordano nominated himself for the seat of vice chairperson

Mr. Brashier seconded the motion.

Mr. Gillespie called for a vote.

The commission vote unanimously, 4-0, to nominated Mr. Giordano to serve as vice chairperson.

SP-2024-10 THE SETTLEMENT ID PHASE 8-9 MASTER SITE PLAN

Mr. Derby introduced item # SP-2024-10 located along Fowler Rd.

Nick Myers (Seamon Whiteside Engineering 701 Easley Bridge Rd) presented the master site plan.

Mr. Giordano inquired on the lot size, material, and if these were rental properties.

Mr. Myers answered his question

There was no public comment.

Mr. Derby presented the staff report in favor of the item recommending a conditional approval of the

master site plan based off the applicant addressing any technical review comments provided by staff.

Mr. Duwel inquired if there were any potential challenges with connecting utility services.

Mr. Gillespie called for a motion.

Mr. Giordano made a motion to conditionally approval of the master site plan based off staff's recommendation.

Mr. Duwell seconded the motion.

Mr. Gillespie called for the vote.

The vote to conditionally approval of SP-2024-10 passed by a unanimous vote, 5-0.

SP-2024-11 TIMBERS EDGE ID, MAJOR CHANGE

Mr. Derby introduced the master site plan.

Chad Carson (DRB Group – 30 Patewood Dr Greenville) presented the major change with the development.

Mr. Brashier inquired if the home types will be single family townhomes.

Mr. Carson addressed this as not being townhomes.

Mr. Duwell asked if Mr. Carson can show what has changed from the old layout to the new layout.

Mr. Carson and Josh Baker (Grey Engineering) went into detail on the changes in the layout

Mr. Brashier made a comment about the building setbacks.

Mr. Carson answered Mr. Brashier's comment that setback haven't changed.

Mr. Witul inquired on HOA management for the subdivision, the open space uses, and the proposed age restriction concept.

Mr. Carson addressed Mr. Witul's questions.

Mr. Giordano inquired on the building materials being used or if they were the same.

Mr. Carson addressed Mr. Giordano's comment.

Mr. Gillespie opened the floor for public comment.

Mr. Rod Folk (18 Cloverfield Dr) expressed that he provided a letter to staff inquiring on concerns with the item. Mr. Folk expressed concerns about traffic, turn lanes, and wildlife.

Mr. Derby presented the staff report and provided information about concerns raised by citizens and the commission. Mr. Derby indicated that this request has staff support and recommends an approval to council.

Mr. Giordano inquired if traffic impact will increase or decrease from this change from not being age restricted.

Mr. Derby advised that this developer has developed other subdivision in the area where they used design elements that were more attractive to older citizen which would put the traffic impact back to the original proposal of being an age restricted subdivision.

Mr. Carson reiterated that this would be more age targeted, rather than age restricted.

Mr. Witul made a comment about marketing for age restricted developments.

Mr. Duwell inquired if their company had traffic data for the different developments they develop.

Mr. Baker addressed Mr. Duwell concern.

Mr. Gillespie made a comment about the complexity of doing age or restrictive developments.

Mr. Gillespie closed the discussion and asked for a motion.

Mr. Giordano made a motion to recommend to council an approval of the major change to the SP-2024-11 Timbers Edge ID.

Mr. Brashier seconded the motion.

Mr. Duwell asked Mr. Derby if the improvements currently underway to Neely Ferry have taken into account this proposed change.

Mr. Derby advised they are aware, as this was already approved at this location.

Mr. Giordano inquired of the extent of the road improvements underway.

Mr. Derby advised this was to be resurfacing and rehabbing and not road widening per the SCDOT.

Mr. Gillespie addressed Mr. Folk's letter provided to staff and the commission regarding his concerns.

Mr. Gillespie called for the vote.

The commission voted unanimously, 5-0 to recommend approval of SP-2024-12.

OTHER BUSINESS

Mr. Derby made a comment regarding next months meeting.

ADJOURNMENT

Mr. Gillespie asked for a motion to adjourn.

Mr. Brashier made a motion to adjourn, and Mr. Duwel seconded the motion.

The motion to adjourn passed by a unanimous vote, 5-0.

Commission adjourned at 6:48 p.m.