**SIMPSONVILLE PLANNING COMMISSION**

**MINUTES**

**October 1, 2024 6:30 P.M.**

**City Hall**

**MEMBERS PRESENT:** Mike Giordano, Loren Duwel, Ed Brashier, Lawrence Witul, Ray Shannon, Elliott Hirshorn and Chairperson Allen Gillespie

**MEMBERS ABSENT:** None

**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

**July 2, 2024 MEETING MINUTES**

Mr. Shannon made a motion to approve the July 2, 2024 meeting minutes.

Mr. Brashier seconded the motion.

The motion to approve the July 2, 2024 meeting minutes passed by a unanimous vote, 7-0.

**OTHER BUSINESS**

Mr. Gillespie provided welcome to Commissioner Hirshorn and discussed meeting rules of procedure and public comment

**NEW BUSINESS**

**SP-2024-12 SCOOTER’S COFFEE, BUILDING DESIGN REVIEW**

Mr. Derby introduced item # SP-2024-12 located 687 Fairview Rd

Owner , Jim Clark, provided summary of business and explained building size and layout. The owners and Mr. Derby provided information of the alternate fenestration with evergreen shrubs. A plan was provided and questions were answered. The commission also asked about parking, existing trees to stay and be removed, and access to site.

Mr. Gillespie opened the floor for public comment.

Mr. Rod Folk gave public comment regarding line of sight and streetscape needed to be far enough back to see.

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

Of the alternate fenestration based off the submitted landscape plan.

Mr. Witul recommended approval of the alternate fenestration with a second from Mr. Giordano.

Mr. Gillespie called for the vote.

The vote to approve SP-2024-12 passed by a unanimous vote, 7-0.

**SP-2024-13 STENHOUSE TOWNHOMES, PRELIMINARY PLAN REVIEW**

Mr. Derby presented the preliminary plan to the commission. He also addressed and provided responses to questions presented to the SAC by citizen, Mr. Rod Folk.

Mr. Chip Morrison represented the project and answered questions. He described the project reduction in townhome numbers and the square footage as 1300-1500 sq ft range. He did not have a price point available.

Mr. Witul spoke to concerns of the housing market, market saturation and interest rates. Mr. Morison stated he did foresee an issue with sales. He also anticipates a May 2025 timeline of permitting and the build to take 12 months.

Mr. Shannon asked about the run-off and stormwater to neighboring properties.

Mr. Paul Talbert, Seamon Whiteside Engineer for the project was available by phone(due to hurricane aftermath). Mr. Talbert stated the reduction in the number of townhomes has reduced the demand for the sites pond and stormwater pipe. Greenville county approved stormwater plan and permitted in 2022. He also stated the level spreader and 24 “ pipe will suffice the carrying load.

Mr. Derby presented the staff report recommending the Preliminary plan, as it meets Simpsonville Zoning and Land Development Regulations.

Mr. Brashier made the motion to approve and Mr. Hirshorn seconded the motion.

Mr. Gillespie asked for further comments or discussion.

Mr. Giordano addressed the connection and walkability to local stores.

Mr. Witul asked about the dedicated turn lane. The discussion of SCDOT project will include improvements although the City does not have specifics.

Mr. Gillespie called for the vote. The vote to approve the preliminary plan SP -2021-13 as presented and addressing technical comments passed by a unanimous vote, 7-0.

**TX-2024-03 MISC REFINEMENTS TO THE ZONING ORDINANCE**

Mr. Derby explained and gave examples of all text amendments. Mr. Derby described the proposed restricted sidewalk fund. Mr. Duwel applauded the updates and improvement to the ordinance.

Mr. Gillespie asked for public comment and with none provided, he called for the vote.

Mr. Giordano made the motion and Mr. Brashier seconded the recommendation.

**OTHER BUSINESS**

Mr. Derby made a comment regarding next meeting on October 15, 2024 Training after BZA meeting at 6 pm. Next month PC meeting will be held November 7, 2024 due to election.

**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, 7-0.

**Commission adjourned at 8:20 p.m.**