

**SIMPSONVILLE PLANNING COMMISSION  
MINUTES  
January 7, 2025 6:30 P.M.  
City Hall**

**MEMBERS PRESENT:** Mike Giordano, Loren Duwel, Lawrence Witul, Ray Shannon, Stockton Wells and Allen Gillespie

**MEMBERS ABSENT:** Elliott Hirshorn

**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

**December 3, 2024 MEETING MINUTES**

Mr. Shannon made a motion to approve the December 3, 2024 meeting minutes. Mr. Duwel seconded the motion.

The motion to approve the December 3, 2024 meeting minutes passed by a unanimous vote, 6-0.

**OTHER BUSINESS**

Mr. Gillespie provided welcome to Commissioner Stockton Wells

**NEW BUSINESS**

**ADOPTION OF 2024 RULES OF PROCEDURE FOR 2025**

Mr. Giordano made the motion and Mr. Duwel seconded. The motion carried unanimously •

**ELECTION OF PLANNING COMMISSION CHAIR**

After some lengthy discussion on procedures, Mr. Giordano nominated himself as Chair. Mr. Gillespie withdrew his nomination. The floor was closed for nominations. Mr. Gillespie made the motion to elect Mr. Giordano as Chair and Mr. Duwel seconded the motion. The motion carried unanimously.

Mr. Witul made the motion to nominate Mr. Gillespie as Vice-Chair. Mr. Wells seconded the motion. There were no other candidates nominated and floor was closed. Mr. Duwel made the motion to elect Mr. Gillespie as Vice-Chair and Mr. Giordano seconded the motion. The motion carried unanimously.

**SP-2025-01, SONIC SUDS BUILDING DESIGN REVIEW**

Mr. Derby introduced item# SP-2025-01 720 W. GEORGIA Rd which included staff report, parcel and submitted plan elevations designs.

Owner, Theo Eliopoulos provided summary of business and explained building layout. The owner and Mr. Derby provided information of the alternate fenestration with spandrel glass plan was provided and questions were answered. The commission also asked about entrance, traffic, site access. Mr. Shannon asked storm water and tun-off questions. Plans have been submitted to Greenville County Land Development for approved stormwater plans. Mr. Eliopoulos also responded to the need for car wash in the area and business model is different than others in the area. Mr. Witul asked if the site would be further disturbed and response will hopefully be minimal disturbance.

Mr. Giordano opened the floor for public comment. No public comment was made.

Mr. Derby presented staff recommendation in favor of the item for approval of the of the alternate fenestration based on the submitted plans.

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

Mr. Giordano called for the vote.

The vote to approve SP-2025-01 passed by a unanimous vote, 6-0.

#### **SP-2025-02 WHATABURGER BUILDING DESIGN REVIEW**

Mr. Derby introduced item# SP-2025-02 671 FAIRVIEW RD which included staff report, parcel and submitted plan elevations designs.

Architect, David Mancuso, BL Companies provided summary of restaurant and explained building layout. Mr. Mancuso and Mr. Derby provided information on the alternate fenestration with spandrel glass.

Mr. Giordano opened the floor for public comment. No public comment was made.

Mr. Derby presented staff recommendation in favor of the item for approval of the of the alternate fenestration based on the submitted plans.

Mr. Gillespie recommended approval of the alternate fenestration with a second from Mr. Wells.

Mr. Giordano called for the vote.

The vote to approve SP-2025-02 passed by a unanimous vote, 6-0.

#### **ADJOURNMENT**

Mr. Giordano asked for a motion to adjourn.

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

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

**Commission adjourned at 7:05 p.m.**