

**AGENDA**  
OF THE SIMPSONVILLE CITY COUNCIL  
**COMMITTEE OF THE WHOLE**  
March 23, 2021  
6:30pm  
**Go To Meeting**

- 1. **CALL TO ORDER**.....Mayor Shewmaker
- 2. **ROLL CALL**.....City Clerk, Phyllis Long
- 3. **PRESENTATIONS AND UPDATES** – Chamber of Commerce Update..... Allison McGarity, President/CEO
- 4. **APPROVAL OF MINUTES** – February 23, 2021
- 5. **CITIZEN COMMENTS**
- 6. **STAFF REPORTS** – Department Heads will be available to answer any questions concerning the departmental monthly reports for Police, Fire, Recreation and Public Works
  - a. Monthly Financial Report ..... Director Finance, Christine Furino
  - b. Community Relations Specialist Report.....Community Relations Specialist, Justin Campbell
  - c. Economic Development..... Planning & Economic Development Director, Jason Knudsen
- 7. **BUSINESS**

*Items Anticipated to Come Before Council*

- a. AXZ-2021-01, Proposed Annexation/Rezoning of property at 215-231 Stenhouse Road.....Planner, Jon Derby
- b. AXZ-2021-02, Proposed Annexation/Rezoning of Morning Mist Farm, Phase 5 Entrance.....Planner, Jon Derby
- c. AXZ-2021-03, Proposed Annexation/Rezoning of property located on Stokes Road.....Planner, Jon Derby
- d. Sanitation Discussion.....City Administrator, Dianna Gracely
- e. Curbside Recycling..... City Administrator, Dianna Gracely
- f. Bond Ordinance..... City Administrator, Dianna Gracely
  - 1. General Bond Ordinance #2021-01
  - 2. First Supplemental Ordinance #2021-02
- g. Bond Ordinance..... City Administrator, Dianna Gracely
  - 1. Installment Purchase Revenue Bonds – Ordinance #2021-03

**8. ADJOURN**

**PLEASE NOTE: This Agenda is accurate as of the Friday immediately preceding the Council meeting but is subject to change until twenty-four (24) hours prior to the meeting. Please contact the City Clerk the day of the meeting for the latest agenda information.**

**ORDINANCE NO. AXZ-2021-01**

**AN ORDINANCE TO ADOPT A PETITION FOR ANNEXATION OF TAX MAP # 0574.05-01-014.05 & 0574.05-01-014.04 (215 & 219 STENHOUSE RD), 0574.05-01-014.07 & 0574.05-01-014.03 (223 & 225 STENHOUSE RD), 0574.05-01-014.00 (229 STENHOUSE RD), & 0574.05-01-014.02 (231 STENHOUSE RD) BY Alta Real Estate, INTO THE CITY OF SIMPSONVILLE, SOUTH CAROLINA**

**WHEREAS**, the South Carolina Code of Laws of 1976, as amended, Chapter 23 Title 5 provides for the process for municipalities to annex and rezone property; and

**WHEREAS**, the City of Simpsonville has enacted a Zoning Ordinance which governs amendments to the Official Zoning Map; and

**WHEREAS**, the hereinafter described property was advertised on January 27, 2021, and the City of Simpsonville Planning Commission held a public hearing on March 02, 2021.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, THAT:**

1. **ANNEXATION:** The attached Petition for Annexation and Rezoning into the City pursuant to South Carolina Code of Laws Section 5-3-150, wherein the property owners have signed a petition requesting annexation into the City of Simpsonville requesting the annexation of land depicted in the deeds contained in Book 2465 on Page 3469, Book 2364 on Page 3122, Book 1536 Page 532, Book 1536 Page 532, Book 2414 on Page 1500, & Book 2585 on Page 4001 of the official records of the Greenville County Register of Deeds and as depicted in Exhibit "A" attached hereto, is hereby made a part of this Ordinance and approved and the property described therein is hereby declared to be annexed into the City of Simpsonville.

2. **ZONING CLASSIFICATION:** The Official Zoning Map of the City of Simpsonville is hereby amended to assign these properties as depicted in Exhibit "A", the zoning classification of R-Hi, Residential High-Density Neighborhood.

3. **FUTURE LAND USE MAP DESIGNATION:** The Future Land Use Map of the City of Simpsonville is hereby amended to assign all property depicted in Exhibit "A", the future land use map designation of "High Intensity Neighborhood".

4. **PROVISION SEVERAGE:** It is hereby declared to be the intention of the governing authority of this municipality that the sections, subsections, paragraphs, sentences, clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subsection, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.

5. **ORDINANCE SUPERSEDES PREVIOUS INCONSISTENT LEGISLATION:** All Ordinances or parts of Ordinances inconsistent herewith, which may have heretofore been passed by the Simpsonville City Council, are hereby repealed.

6. **DISTRICT ASSIGNMENT:** The within described property shall be assigned to City Council Ward Six (6).

7. **FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the event that the newly annexed area was previously located in a community not participating in the NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

8. **METROPOLITAN SEWER SUBDISTRICT:** It is the intent of City Council that the area described herein to be annexed is currently served by Metropolitan Sewer Subdistrict (hereinafter "Metropolitan"). At the time of the passage of this Ordinance, it is the intent of the City that Metropolitan shall continue to provide sewer service to the annexed area. Therefore, Greenville County shall continue to collect the millage currently assessed by Metropolitan on the annexed area and to remit the same directly to Metropolitan until notified otherwise by the City.

This Ordinance shall be effective upon second and final reading by the City Council.

SIGNATURE OF MAYOR:

\_\_\_\_\_  
Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Phyllis Long  
City Clerk

\_\_\_\_\_  
David W. Holmes  
City Attorney

First Reading: April 13, 2021  
Second Reading: May 11, 2021

**ORDINANCE NO. AXZ-2021-02**

**AN ORDINANCE TO ADOPT A PETITION FOR ANNEXATION OF LAND AT THE ENTRANCE TO MORNING MIST FARM, PHASE 5, OWNED BY MMF-V, LLC INTO THE CITY OF SIMPSONVILLE, SOUTH CAROLINA**

**WHEREAS**, the South Carolina Code of Laws of 1976, as amended, Chapter 23 Title 5 provides for the process for municipalities to annex and rezone property; and

**WHEREAS**, the City of Simpsonville has enacted a Zoning Ordinance which governs amendments to the Official Zoning Map; and

**WHEREAS**, the hereinafter described property was advertised on January 27, 2021, and the City of Simpsonville Planning Commission held a public hearing on March 2, 2021.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, THAT:**

**1. ANNEXATION:** The attached Petition for Annexation and Rezoning into the City pursuant to South Carolina Code of Laws Section 5-3-150, wherein the property owner has signed a petition requesting annexation into the City of Simpsonville requesting the annexation all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being a portion of the property now or formerly of Morning Mist Farm, Phase 5 Subdivision and designated as 0.006 Acres on Bucklick Creek Court described more particularly below to wit:

BEGINNING at an iron pin located on the northern property line of Grantor N 78-50-18 W 197.79 feet from the joint rear corner of property of Grantor and Lot 297 of Morning Mist Farm Subdivision and running from said Point of Beginning S 11-09-42 29.42 feet to an iron pin in the right of way of Morning Mist Lane; thence with the right of way of Morning Mist Lane N 78-43-31 W 50 feet to a nail; thence continuing with said right of way 50.06 feet along curve to the left with a radius of 622.00 feet, chord bearing of N 76-25-10 W, and chord distance of 50.04 feet to an iron pin; thence turning and running N 11-09-42 E 27.20 feet to an iron pin in the northern property line of Grantor; thence turning and running along said property line S 78-50-18 E 100.00 feet to the Point of Beginning and as depicted in Exhibit "A" & "B", attached hereby declared to be annexed into the City of Simpsonville. Said portion contains 0.006 acres.

**2. ZONING CLASSIFICATION:** The Official Zoning Map of the City of Simpsonville is hereby amended to assign the property, depicted in Exhibit "A" & "B", the zoning classification of R-Mid, Residential-Medium Density District.

**3. FUTURE LAND USE MAP DESIGNATION:** The Future Land Use Map of the City of Simpsonville is hereby amended to assign all property depicted in Exhibit "A" & "B", the future land use map designation of Medium Intensity Neighborhood.

**4. PROVISION SEVERAGE:** It is hereby declared to be the intention of the governing authority of this municipality that the sections, subsections, paragraphs, sentences, clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subsection, or

section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.

**5. ORDINANCE SUPERSEDES PREVIOUS INCONSISTENT LEGISLATION:** All Ordinances or parts of Ordinances inconsistent herewith, which may have heretofore been passed by the Simpsonville City Council, are hereby repealed.

**6. DISTRICT ASSIGNMENT:** The within described property shall be assigned to City Council Ward Six (6).

**7. FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the event that the newly annexed area was previously located in a community not participating in the NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

**8. METROPOLITAN SEWER SUBDISTRICT:** It is the intent of City Council that the area described herein to be annexed is currently served by Metropolitan Sewer Subdistrict (hereinafter "Metropolitan"). At the time of the passage of this Ordinance, it is the intent of the City that Metropolitan shall continue to provide sewer service to the annexed area. Therefore, Greenville County shall continue to collect the millage currently assessed by Metropolitan on the annexed area and to remit the same directly to Metropolitan until notified otherwise by the City.

This Ordinance shall be effective upon second and final reading by the City Council.

**SIGNATURE OF MAYOR:**

\_\_\_\_\_  
Paul Shewmaker

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Phyllis Long  
City Clerk

\_\_\_\_\_  
David W. Holmes  
City Attorney

First Reading: April 13, 2021  
Second Reading: May 11, 2021

**ORDINANCE NO. AXZ-2021-03**

**AN ORDINANCE TO ADOPT A PETITION FOR ANNEXATION OF TAX MAP # 0297.00-01-019.00 BY Eduardo Mendoza, INTO THE CITY OF SIMPSONVILLE, SOUTH CAROLINA**

**WHEREAS**, the South Carolina Code of Laws of 1976, as amended, Chapter 23 Title 5 provides for the process for municipalities to annex and rezone property; and

**WHEREAS**, the City of Simpsonville has enacted a Zoning Ordinance which governs amendments to the Official Zoning Map; and

**WHEREAS**, the hereinafter described property was advertised on January 29, 2021, and the City of Simpsonville Planning Commission held a public hearing on March 02, 2021.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, THAT:**

- 1. ANNEXATION:** The attached Petition for Annexation and Rezoning into the City pursuant to South Carolina Code of Laws Section 5-3-150, wherein the property owners have signed a petition requesting annexation into the City of Simpsonville requesting the annexation of land depicted in the deeds contained in Book 2598 on Page 4390, of the official records of the Greenville County Register of Deeds and as depicted in Exhibit "A" attached hereto, is hereby made a part of this Ordinance and approved and the property described therein is hereby declared to be annexed into the City of Simpsonville.
- 2. ZONING CLASSIFICATION:** The Official Zoning Map of the City of Simpsonville is hereby amended to assign these properties as depicted in Exhibit "A", the zoning classification of R-LO, Residential Low-Density Neighborhood.
- 3. FUTURE LAND USE MAP DESIGNATION:** The Future Land Use Map of the City of Simpsonville is hereby amended to assign all property depicted in Exhibit "A", the future land use map designation of Low Intensity Neighborhood.
- 4. PROVISION SEVERAGE:** It is hereby declared to be the intention of the governing authority of this municipality that the sections, subsections, paragraphs, sentences, clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subsection, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.
- 5. ORDINANCE SUPERSEDES PREVIOUS INCONSISTENT LEGISLATION:** All Ordinances or parts of Ordinances inconsistent herewith, which may have heretofore been passed by the Simpsonville City Council, are hereby repealed.

**6. DISTRICT ASSIGNMENT:** The within described property shall be assigned to City Council Ward Two (2).

**7. FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the event that the newly annexed area was previously located in a community not participating in the NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

**8. METROPOLITAN SEWER SUBDISTRICT:** It is the intent of City Council that the area described herein to be annexed is currently served by Metropolitan Sewer Subdistrict (hereinafter "Metropolitan"). At the time of the passage of this Ordinance, it is the intent of the City that Metropolitan shall continue to provide sewer service to the annexed area. Therefore, Greenville County shall continue to collect the millage currently assessed by Metropolitan on the annexed area and to remit the same directly to Metropolitan until notified otherwise by the City.

This Ordinance shall be effective upon second and final reading by the City Council.

**SIGNATURE OF MAYOR:**

\_\_\_\_\_  
Paul Shewmaker

**ATTEST:**

**APPROVED AS TO FORM:**

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Phyllis Long  
City Clerk

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David W. Holmes  
City Attorney

First Reading: April 13, 2021  
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