

AGENDA
OF THE SIMPSONVILLE CITY COUNCIL
COMMITTEE OF THE WHOLE
July 27, 2021
6:30pm
Council Chambers – City Hall

1. **CALL TO ORDER**.....Mayor Shewmaker
2. **ROLL CALL**.....City Clerk, Phyllis Long
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES** – June 22, 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
 - d. City Administrator Report..... City Administrator, Dianna Gracely
7. **BUSINESS**
Items Anticipated to Come Before Council
 - a. AXZ-2021-05, Proposed Annexation/Rezoning of Properties at 1212 & 27305 W. Georgia Road.....Jason Knudsen, Planning & Economic Development Director
 - b. Z-2021-01, Proposed Rezoning of Property at 506 NE Main Street..... Jason Knudsen, Planning & Economic Development Director
 - c. TX-2021-02, Misc. Refinements to the City’s Zoning Ordinance.....Jason Knudsen, Planning & Economic Development Director
 - d. TX-2021-03, Misc. Refinements to the City’s Zoning Ordinance.....Jason Knudsen, Planning & Economic Development Director

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.

**Minutes of the
Simpsonville City Council
Committee of the Whole Meeting
June 22, 2021
6:30pm
Council Chambers – City Hall**

CALL TO ORDER – Mayor Shewmaker

COUNCIL PRESENT – Councilmember Gooch, Councilmember Kelley, Councilmember Roche, Councilmember Hutchings, Mayor Shewmaker

COUNCIL ABSENT – Councilmember Hulehan, Councilmember Cummings

APPROVAL OF MINUTES – Minutes from May 25, 2021, approved as written.

CITIZEN COMMENTS - None

STAFF REPORTS

- a. Monthly Financial Report – Finance Director, Christine Furino
- b. Community Relations Specialist Report– Community Relations Specialist, Justin Campbell
- c. Economic Development Report – Planning and Economic Development Director, Jason Knudsen
- d. City Administrator Report – City Administrator, Dianna Gracely

BUSINESS

Items Anticipated to Come Before Council

- a. **Resolution #2021-04, Retail Recruitment Training Program**
Motion by Councilmember Roche with a 2nd by Councilmember Hutchings to approve Resolution #2021-04, Retail Recruitment Training Program and to move this item to the next business meeting. Motion carried unanimously.
- b. **Resolution #2021-05, Bailey Bill Preliminary Certification of 326 S. Main Street**
Motion by Councilmember Hutchings with a 2nd by Councilmember Roche to approve Resolution #2021-05, Bailey Bill Preliminary Certification of 326 S. Main Street and to move this item to the July 13, 2021, business meeting. Motion carried unanimously.

ADJOURNMENT – 6:57pm

**Minutes
Simpsonville City Council
SPECIAL CALLED BUSINESS MEETING
June 22, 2021
6:58pm
Council Chambers – City Hall**

CALL TO ORDER - Mayor Shewmaker

COUNCIL PRESENT – Councilmember Gooch, Councilmember Kelley, Councilmember Roche, Councilmember Hutchings, Mayor Shewmaker

COUNCIL ABSENT – Councilmember Hulehan, Councilmember Cummings

BUSINESS

a. Resolution #2021-04, Retail Recruitment Training Program

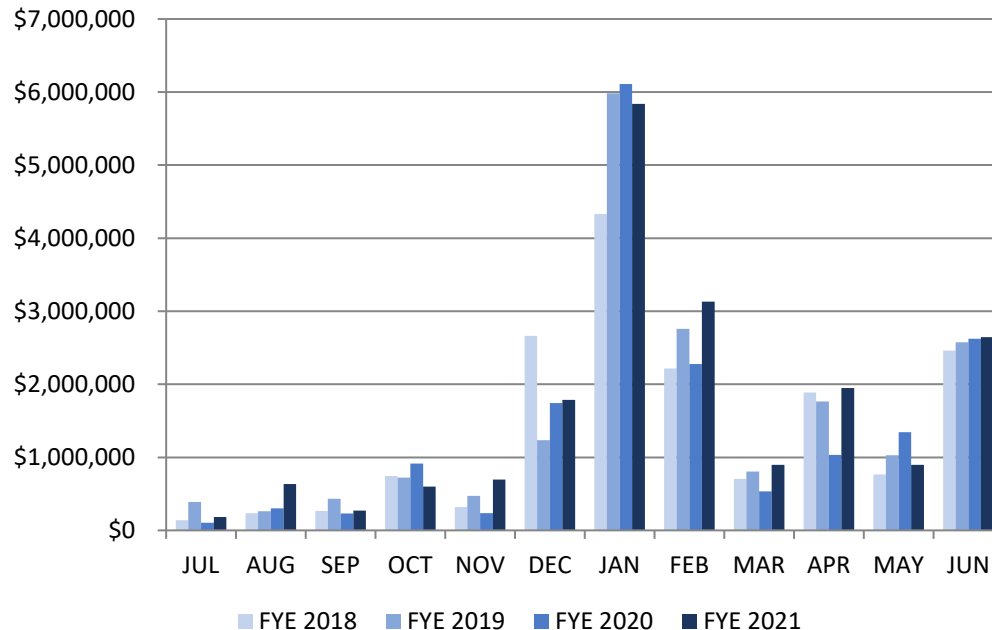
Motion by Councilmember Roche with a 2nd by Councilmember Hutchings to approve Resolution #2021-04, Retail Recruitment Training Program. Motion carried unanimously.

ADJOURN – 7:00pm



MONTHLY FINANCIAL UPDATE – Preliminary June 2021

GENERAL FUND – OVERVIEW OF REVENUE



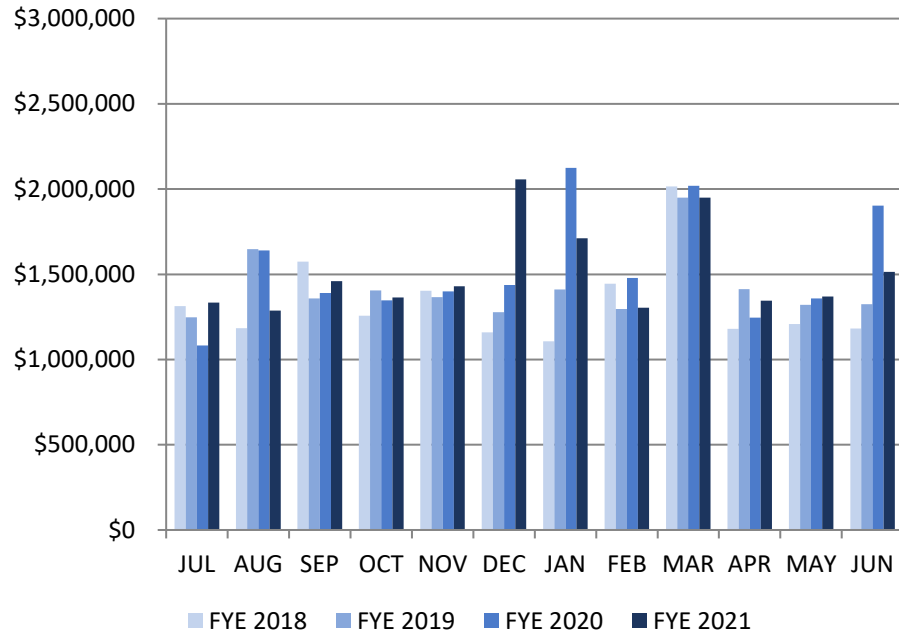
General Fund - Fiscal Year Revenue Comparison			
<i>As of June 2021</i>			
<u>FY – 2020</u>	<u>FY – 2021</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$17,453,626.79	\$19,769,023.62	\$2,315,396.83	12% Increase

2020	Revenue	2021	Revenue
JUL	\$105,599.93	JUL	\$182,938.94
AUG	\$303,115.87	AUG	\$633,473.09
SEP	\$233,000.41	SEP	\$272,768.71
OCT	\$913,545.87	OCT	\$599,447.10
NOV	\$233,989.72	NOV	\$694,915.27
DEC	\$1,741,821.49	DEC	\$1,788,025.31
JAN	\$6,108,049.66	JAN	\$5,837,020.65
FEB	\$2,276,482.42	FEB	\$3,129,929.11
MAR	\$533,983.67	MAR	\$898,002.24
APR	\$1,035,051.48	APR	\$1,946,711.32
MAY	\$1,344,539.62	MAY	\$895,896.20
JUN	\$2,624,446.65	JUN	\$2,645,009.46
Year to Date Other Financing Sources	\$1,543,268.58	Year to Date Other Financing Sources	\$244,886.22
YTD Revenue*	\$18,996,895.37	YTD Revenue*	\$19,769,023.62
% of BUDGET	100%		98%
BUDGET	\$18,417,936.00	BUDGET	\$19,399,934.00
Budgeted Other Financing Sources	\$533,025.00	Other Financing Sources	\$820,000.00
TOTAL	\$18,960,961.00	TOTAL	\$20,219,934.00

*YTD Revenue includes other financing sources (Proceeds disposal of assets/Insurance Proceeds/Transfers from Special Revenue)
Other Financing Sources:

Proceeds on Disposals Capital Assets	\$ 63,205.01
Insurance Proceeds	<u>\$181,681.21</u>
Year-to-Date Other Financing Sources:	<u>\$244,886.22</u>

GENERAL FUND – OVERVIEW OF EXPENDITURES



2020	Expenditures	2021	Expenditures
JUL	\$1,081,872.69	JUL	\$1,333,164.00
AUG	\$1,640,788.46	AUG	\$1,287,505.67
SEP	\$1,390,630.80	SEP	\$1,459,924.46
OCT	\$1,347,646.08	OCT	\$1,364,536.50
NOV	\$1,400,060.55	NOV	\$1,429,550.88
DEC	\$1,437,555.85	DEC	\$2,056,647.97
JAN	\$2,125,132.17	JAN	\$1,710,426.10
FEB	\$1,479,251.85	FEB	\$1,303,263.06
MAR	\$2,018,873.96	MAR	\$1,948,921.10
APR	\$1,246,246.82	APR	\$1,346,050.45
MAY	\$1,358,536.97	MAY	\$1,369,843.66
JUN	\$1,812,890.87	JUN	\$1,513,584.10
YTD	\$18,339,487.07	YTD	\$18,123,417.95
% of BUDGET	97%	% of BUDGET	90%
BUDGET	\$18,960,961.00	BUDGET	\$20,219,934.00

**Cash on Hand as of June 30, 2021:
\$16,512,067.69**

<u>General Fund - Fiscal Year Expense Comparison</u>			
<u>As of June 2021</u>			
<u>FY – 2020</u>	<u>FY – 2021</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$18,430,120.71	\$18,123,417.95	\$306,702.76	2% Decrease

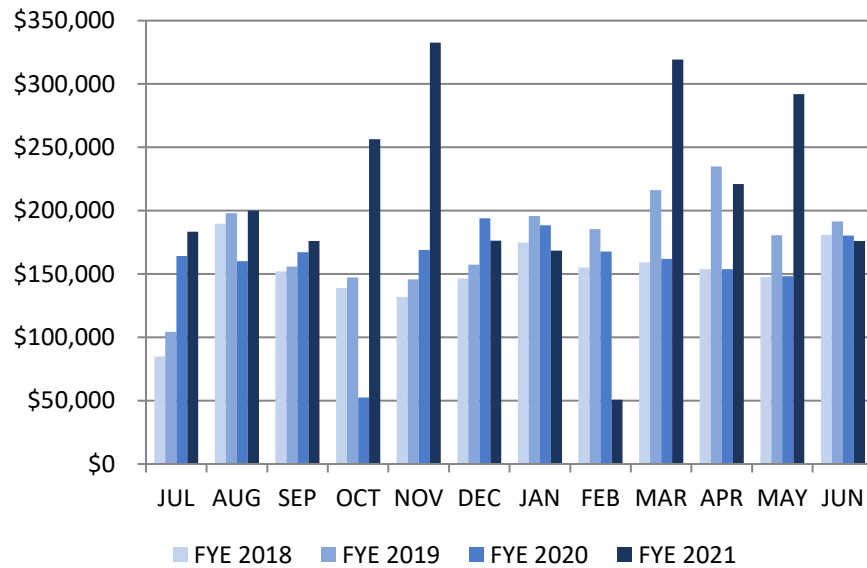
GENERAL FUND – OVERVIEW OF DEBT

GENERAL OBLIGATION BONDS	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2021	Amount Still Due in FYE 2021 (Principal & Interest)
2013 G.O. Refunding Bond	4/1/2022	\$1,756,162	\$131,800.66	\$65,169.77 (prin. & int)	\$0.00
2015 G.O. Bond	4/1/2022	\$1,175,000	\$231,000.00	\$199,113.65 (prin. & int)	\$0.00
2017 G.O. Bond	4/1/2021	\$480,000	\$125,000.00	\$126,021.25 (prin. & int)	\$0.00
2019 G.O. Bond	4/1/2026	\$772,000	\$667,000	\$120,215.27 (prin. & int)	\$0.00

MASTER LEASES	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2021	Amount Still Due in FYE 2021 (Principal & Interest)
2012 Master Lease	10/1/2020	\$903,000	\$0.00	\$30,692.22 (prin. & int)	\$0.00
2015 Master Lease- General Fund Portion	10/1/2020	\$509,775	\$0.00	\$0.00 (prin. & int)	\$0.00

LOAN (CCNB) (Motorola Radios PD)	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2021	Amount Still Due in FYE 2021 (Principal & Interest)
2019 CCNB Loan	8/1/2021	\$314,003.28	\$210,000.00	\$108,380.23 (prin. & int)	\$0.00

SEWER FUND – OVERVIEW OF REVENUE†

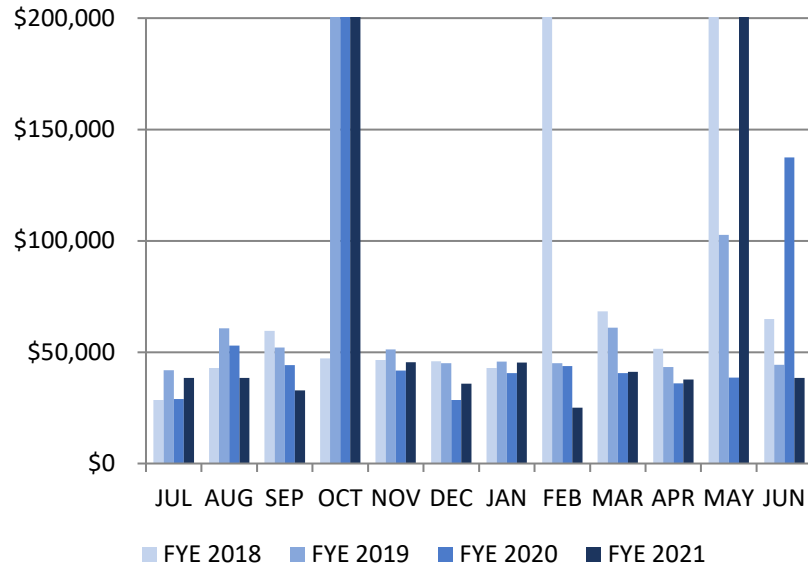


2020	Revenue	2021	Revenue
JUL	\$164,091.73	JUL	\$183,278.96
AUG	\$160,226.38	AUG	\$200,092.48
SEP	\$167,098.98	SEP	\$176,010.74
OCT	\$52,514.36	OCT	\$256,322.26
NOV	\$169,053.39	NOV	\$332,708.66
DEC	\$193,948.82	DEC	\$176,265.65
JAN	\$188,391.83	JAN	\$168,418.69
FEB	\$167,584.37	FEB	\$50,804.88
MAR	\$161,924.11	MAR	\$319,305.29
APR	\$153,714.87	APR	\$220,964.62
MAY	\$148,294.85	MAY	\$291,869.50
JUN	\$180,360.40	JUN	\$175,941.02
YTD	\$1,907,204.09	YTD	\$2,551,982.75
% of BUDGET	92%	% of BUDGET	129%
BUDGET	\$2,077,000.00	BUDGET	\$1,977,000.00

† Excludes donated sewer infrastructure

<u>Sewer Fund - Fiscal Year Revenue Comparison</u>			
<u>As of June 2021</u>			
<u>FY – 2020</u>	<u>FY – 2021</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$1,907,204.09	\$2,551,982.75	\$644,778.66	25% Increase

SEWER FUND – OVERVIEW OF EXPENDITURES[‡]



2020	Expenditures	2021	Expenditures
JUL	\$28,900.00	JUL	\$38,397.49
AUG	\$52,896.96	AUG	\$38,406.00
SEP	\$44,223.57	SEP	\$32,817.70
OCT	\$215,225.73	OCT	\$210,728.13
NOV	\$41,805.58	NOV	\$45,424.72
DEC	\$28,464.61	DEC	\$35,864.10
JAN	\$40,555.11	JAN	\$45,380.64
FEB	\$43,799.00	FEB	\$25,115.61
MAR	\$40,550.91	MAR	\$41,196.58
APR	\$35,978.43	APR	\$37,682.99
MAY	\$38,583.65	MAY	\$214,769.69
JUN	\$137,465.20	JUN	\$38,429.05
YTD	\$748,448.75	YTD	\$804,212.70
% of BUDGET	61%	% of BUDGET	75%
BUDGET	\$1,232,088.00	BUDGET	\$1,069,111.00

ASSETS*

FYE 2019 EQUIPMENT PURCHASES (YTD): \$0.00
 FYE 2019 VEHICLE PURCHASES (YTD): \$78,688.43

Cash on Hand as of June 30, 2021:
\$5,344,470.67

<u>Sewer Fund - Fiscal Year Expense Comparison</u>			
<u>As of June 2021</u>			
<u>FY – 2020</u>	<u>FY – 2021</u>	<u>\$ Difference</u>	<u>Increase/Decrease</u>
\$748,448.75	\$804,212.70	\$55,763.95	7% Decrease

SEWER FUND – OVERVIEW OF LIABILITIES

LIABILITIES*

	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2021	Amount Still Due in FYE 2021 (Principal & Interest)
MASTER LEASE*					
2015 Master Lease Sewer Fund Portion	10/1/2020	\$385,038	\$0.00	\$0.00 (prin. & int)	\$0.00

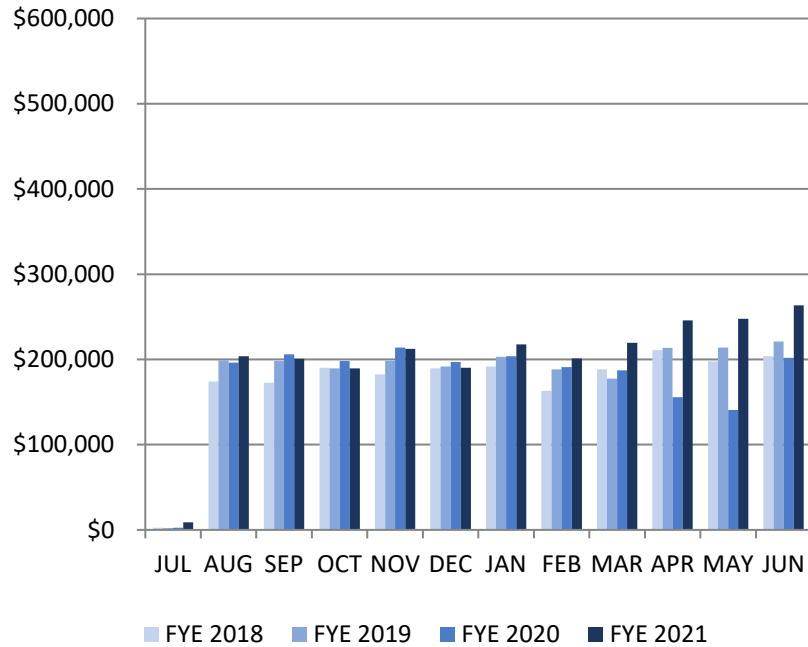
	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2021	Amount Still Due in FYE 2021 (Principal & Interest)
REVENUE BOND*					
2016 Revenue Bond	4/1/2037	\$10,270,000	\$9,165,000.00	\$744,062.50	\$0.00

‡ Excludes depreciation expenses

* Not included in expenditure report

2016 Sewer Revenue Bond Details	Beginning Balance	Debt Service Payments (Monthly Installment)	Principal/Interest/Construction (Made by US Bank on behalf of City)	Ending Balance
US Bank – Cash in Trust	\$124,576.96	\$62,280.21	\$0.39 (interest)	\$186,857.56
US Bank – Construction Fund	\$1,478,820.79		\$13.60 (Interest) \$1,478,834.39 (Reimburse City Interest Paid)	\$ 0.00

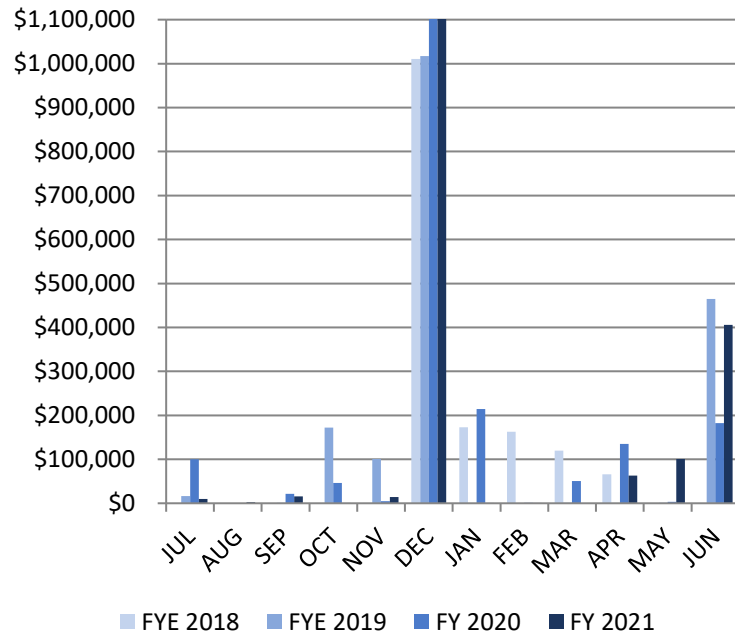
SPECIAL REVENUE FUND – OVERVIEW OF REVENUE



2020	Revenue	2021	Revenue
JUL	\$2,499.64	JUL	\$8,742.74
AUG	\$196,341.70	AUG	\$203,618.96
SEP	\$205,871.31	SEP	\$200,846.49
OCT	\$198,055.72	OCT	\$189,498.19
NOV	\$213,834.45	NOV	\$212,431.63
DEC	\$196,938.01	DEC	\$190,152.12
JAN	\$203,772.04	JAN	\$217,682.43
FEB	\$190,994.54	FEB	\$201,235.81
MAR	\$187,077.88	MAR	\$219,469.17
APR	\$155,601.48	APR	\$245,690.48
MAY	\$140,770.59	MAY	\$247,772.88
JUN	\$201,690.85	JUN	\$263,613.82
YTD	\$2,093,448.21	YTD	\$2,400,754.72
% of BUDGET	88%	% of BUDGET	101%
BUDGET	\$2,366,000.00	BUDGET	\$2,370,000.00

<i>Special Revenue - Fiscal Year Revenue Comparison</i>			
<i>As of June 2021</i>			
<u>FY – 2020</u>	<u>FY – 2021</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$2,093,448.21	\$2,400,754.72	\$307,306.51	13% Increase

SPECIAL REVENUE FUND – OVERVIEW OF EXPENDITURES^



2020	Expend	Transfers	2021	Expend	Transfers
JUL	\$99,986.58	\$0.00	JUL	\$10,174.83	\$0.00
AUG	\$0.00	\$0.00	AUG	\$2,775.75	\$0.00
SEP	\$21,316.82	\$0.00	SEP	\$2,623.49	\$13,352.41
OCT	\$45,902.87	\$0.00	OCT	\$439.86	\$0.00
NOV	\$5,072.09	\$0.00	NOV	\$14,023.55	\$0.00
DEC	\$6,879.86	\$1,225,631.53	DEC	\$108,483.54	\$1,035,667.00
JAN	\$3,071.25	\$211,265.34	JAN	\$478.40	\$0.00
FEB	\$834.03	\$0.00	FEB	\$401.31	\$0.00
MAR	\$50,898.13	\$0.00	MAR	\$0.00	\$0.00
APR	\$135,073.69	\$0.00	APR	\$63,163.33	\$0.00
MAY	\$2,989.86	\$0.00	MAY	\$8,905.00	\$91,756.58
JUN	\$90,973.87	\$91,298.84	JUN	\$56,921.50	\$349,148.25
YTD	\$462,699.05	\$1,528,195.71	YTD	\$268,390.56	\$1,507,353.24
% of f BUDGET	73%	96%	% of BUDGET	74%	88%
BUDGET	\$632,521.00	\$1,597,550.00	BUDGET	\$360,956.00	\$1,715,334.00

**Cash on Hand as of June 30, 2021:
\$4,179,237.94**

<u>Special Revenue Expenses - Fiscal Year Expense Comparison</u>			
<u>As of June 2021</u>			
<u>FY – 2020</u>	<u>FY – 2021</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$1,991,194.76	\$1,758,314.80	\$232,879.96	12% Decrease

^ Includes transfers to the debt service fund and the general fund for Heritage Park operating expenses
^^ Includes transfer to the Simpsonville Arts Center for the Resolution #2019-05 (Arts Center Renovations)

SPECIAL REVENUE – OVERVIEW OF DEBT

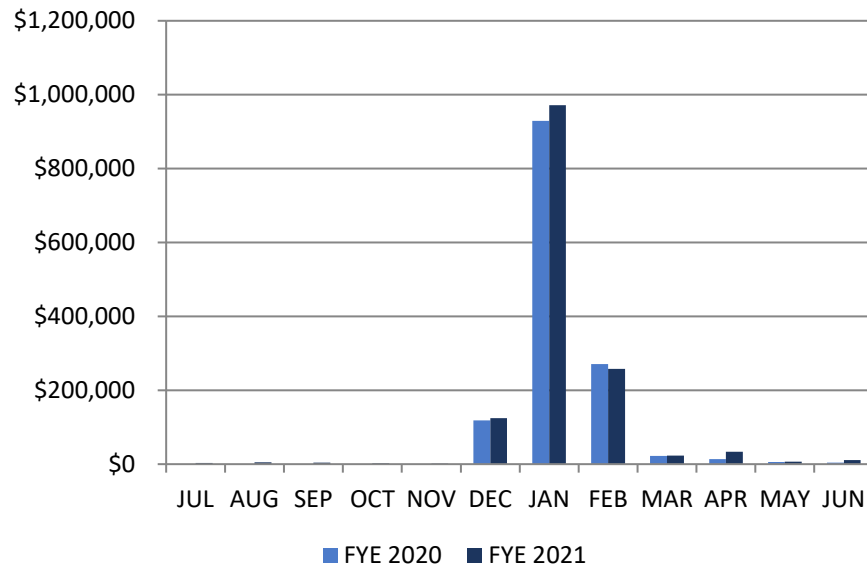
H&A TAX REVENUE REFUNDING BOND	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2021	Amount Still Due in FYE 2021 (Principal & Interest)
2016 Revenue Bond	1/1/2024	\$7,216,000	\$2,404,000.00	\$1,035,667.00	\$0.00

SPECIAL REVENUE – RESOLUTION NO. 2019-05

Funding of Phase 1 – Renovation of the Simpsonville Arts Center

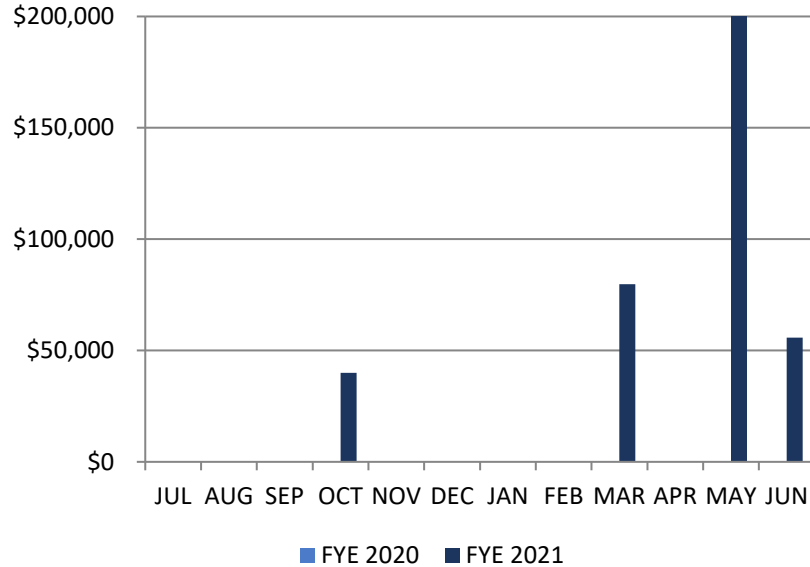
AUTHORIZED FUNDING FROM H&A	Authorized Beginning Balance from H&A	ARC Grant	Transfer from H&A	Total Invoices	Remaining Balance H&A Portion	Remaining Balance ARC Grant
Beginning Balance	\$1,843,396.00	\$500,000.00	6/29/2020	\$91,298.84	\$1,752,097.16	\$500,000.00
			9/29/2020	\$13,352.41	\$1,738,744.75	\$500,000.00
			5/07/2021	\$91,756.58	\$1,646,988.17	\$500,000.00
			6/28/2021	\$349,148.25	\$1,297,839.92	\$500,000.00

PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF REVENUE†



2020	Revenue	2021	Revenue
JUL	\$0.00	JUL	\$3,301.07
AUG	\$0.00	AUG	\$4,851.23
SEP	\$0.00	SEP	\$3,791.26
OCT	\$0.00	OCT	\$2,304.42
NOV	\$0.00	NOV	\$1,914.47
DEC	\$118,166.82	DEC	\$124,168.66
JAN	\$929,065.12	JAN	\$971,496.68
FEB	\$270,542.43	FEB	\$258,190.94
MAR	\$22,392.07	MAR	\$23,186.93
APR	\$13,245.23	APR	\$33,273.22
MAY	\$6,231.31	MAY	\$7,001.64
JUN	\$3,906.99	JUN	\$10,904.52
YTD	\$1,363,549.97	YTD	\$1,444,385.04
% of Budget		% of Budget	102%
Budget		Budget	\$1,421,500.00

PUBLIC WORK ENTERPRISE FUND – OVERVIEW OF EXPENDITURES



2020	Expenditures	2021	Expenditures
JUL	\$0.00	JUL	\$0.00
AUG	\$0.00	AUG	\$0.00
SEP	\$0.00	SEP	\$0.00
OCT	\$0.00	OCT	\$39,899.28
NOV	\$0.00	NOV	\$0.00
DEC	\$0.00	DEC	\$0.00
JAN	\$0.00	JAN	\$0.00
FEB	\$0.00	FEB	\$0.00
MAR	\$0.00	MAR	\$79,798.56
APR	\$0.00	APR	\$0.00
MAY	\$0.00	MAY	\$1,079,757.11
JUN	\$0.00	JUN	\$55,740.93
YTD	\$0.00	YTD	\$1,255,195.88
% of Budget		% of Budget	121%
Budget		Budget	\$250,000.00

Cash on Hand as of June 30, 2021:
\$2,497,448.17

PUBLIC WORK ENTERPRISE FUND – EXPENDITURE DETAIL (Purchased from Fund Balance)

Vendor	Description	Cost
Equipment – Hammer Truck Sales	Peterbilt Truck	\$ 74,517
H&E Equipment Services	Excavator	\$ 106,000
Amick Equipment Co.	Peterbilt Sidewinder (3 Trash Trucks)	\$ 825,490
Hale Trailer Brake & Wheel	Refuse Trailer	\$ 73,750
	TOTAL COST	<u>\$1,079,757</u>

Preliminary Budget Report (Preliminary June 30th)

Ideal Remaining Percent 0%

Account	Budgeted Expenditures	YTD Expenditures	Encumbrance	Remaining Balance	Percent Remaining
Mayor/Council	\$116,413.00	\$98,841.88	\$0.00	\$17,571.12	15%
Administration					
<i>Administration</i>	\$2,778,115.00	\$2,446,249.50	\$0.00	\$331,865.50	12%
<i>Court</i>	\$248,838.00	\$214,718.97	\$0.00	\$34,119.03	14%
Police					
<i>Police</i>	\$4,663,767.00	\$4,002,449.60	\$12,319.51	\$648,997.89	14%
<i>Dispatch</i>	\$548,654.00	\$448,723.89	\$3,709.99	\$96,220.12	18%
Fire	\$6,533,291.00	\$6,254,329.05	\$0.00	\$278,961.95	4%
Public Works					
<i>Public Works</i>	\$2,732,261.00	\$2,487,361.69	\$11,269.98	\$233,629.33	9%
<i>Sewer</i>	\$1,069,111.00	\$804,212.70	\$0.00	\$264,898.30	25%
<i>Garage</i>	\$260,701.00	\$221,668.35	\$0.00	\$39,032.65	15%
Recreation					
<i>Recreation</i>	\$1,394,090.00	\$1,119,018.90	\$0.00	\$275,071.10	20%
<i>Heritage Park</i>	\$874,943.00	\$786,643.58	\$18,720.66	\$69,578.76	8%
<i>Amphitheater</i>	\$68,862.00	\$43,412.54	\$0.00	\$25,449.46	37%
Special Revenue	\$2,076,290.00	\$1,758,314.80	\$0.00	\$317,975.20	15%

<i>Department</i>	<i>Purchase Order Number</i>	<i>Purchase Order Date</i>	<i>Vendor</i>	<i>Description</i>	<i>Purchase Order Total</i>	<i>Status</i>
Fire Dept	999937	7/1/2020	Vic Bailey Ford	2020 Ford F150 XL	\$30,208.00	Complete
Fire Dept	999938	7/2/2020	Safe Industries	Globe GXCELL Jacket/Pant	\$43,833.00	Complete
Fire Dept	999939	7/7/2020	West Chatham Warning Devices	Vehicle Upfit	\$3,166.00	Complete
Public Works	999940	7/14/2020	ESRI	ARCGIS	\$3,800.00	Complete
Administration	999941	7/17/2020	Upstate Service Solutions	5 Ton American Standard A/C Unit	\$8,998.26	Complete
Police Dept	999942	7/15/2020	Santee Automotive	2020 Ford Explorer	\$33,103.00	Complete
Police Dept	999943	7/15/2020	Vic Bailey Ford	2020 Ford F150	\$30,604.00	Complete
Police Dept	999944	7/15/2020	Capital One Card	4 Drawer Fireproof	\$3,499.99	Open
Police Dept	999945	7/15/2020	West Chatham Warning Devices	PMD 12 Solar Spreed	\$6,074.00	Complete
Parks & Rec	999946	7/22/2020	Smith Turf & Irrigation	Kohler Pro Turbo	\$11,473.55	Complete
Police Dept	999947	7/22/2020	West Chatham Warning Devices	Vehicle Upfit	\$17,361.13	Complete
Police Dept	999948	7/22/2020	West Chatham Warning Devices	Radar Trailer	\$10,118.00	Complete
Public Works	999949	7/23/2020	Deere & Company	John Deere Utility Tractor	\$99,437.21	Open
Police Dept	999950	7/27/2020	SC Dept of Juvenile Justice	Juvenile Housing	\$10,000.00	Open
Public Works	999951	7/27/2020	Jet-Vac Sewer Equipment	Root & Grease Cutter	\$2,748.00	Complete
Admin	999952	7/28/2020	Premier Tree Care	Code Enforcement — Tree Removal	\$5,351.00	Canceled
Public Works	999953	8/6/2020	Earth Materials Grading	Asphalt Removal	\$12,170.00	Complete
Public Works	999954	8/19/2020	Deere & Company	Mower/Cutter/Utility Tractor	\$107,554.64	Complete
Fire Dept	999955	8/25/2020	Stryker Sales Corporation	LifePak	\$8,662.32	Complete
Parks & Rec	999956	8/19/2020	Gameon	Baseball/Softball Jersey	\$12,022.18	Complete
Parks & Rec	999957	8/19/2020	Capital One	Flag Jersey	\$5,700.00	Compete
Parks & Rec	999958	8/27/2020	Capital One	Volleyball Jersey	\$1,588.60	Open
Parks & Rec	999959	9/22/2020	Diversified Means	Rail Wheels for Train	\$7,950.00	Complete
Public Works	999960	10/11/2020	H&E Equipment Services	Excavator Rental	\$15,026.64	Complete
Public Works	999961	10/12/2020	Infrastructure Solutions	2018 Ford Transit	\$78,662.00	Complete
Parks & Rec	999962	10/22/2020	Deere & Company	John Deere XUV825E	\$13,172.75	Complete
Fire Dept	999963	10/22/2020	Vic Bailey Ford	2020 Ford F150	\$30,208.00	Complete
Police Dept	999964	11/12/2020	Data Works Plus	Annual Maintenance	\$3,726.94	Complete
Parks & Rec	999965	11/02/2020	BSN Sports	Basketball Scoreboard	\$6,709.96	Complete
Parks & Rec	999966	11/19/2020	Gameon	Basketball Jerseys	\$4,188.06	Complete

<i>Department</i>	<i>Purchase Order Number</i>	<i>Purchase Order Date</i>	<i>Vendor</i>	<i>Description</i>	<i>Purchase Order Total</i>	<i>Status</i>
Admin	999967	12/03/2020	Acumen IT	Fortinet Fortigate – Firewall	\$3,307.50	Complete
Parks & Rec	999968	12/09/2020	Deere & Company	Utility Tractor 5055E/Loader 520M	\$31,074.48	Complete
Fire Dept	999969	12/15/2020	Victory Steel	Apex Strut-Long/Short/Add Jack	\$14,923.44	Complete
Parks & Rec	999970	01/12/2021	Southern Painting and Maint.	Sandblast and Paint Train	\$9,865.00	Complete
Parks & Rec	999971	01/15/2021	Gameon	Replica MLB Cap	\$11,524.68	Complete
Police Dept	999972	01/26/2021	Kustom Signals	Pro-Laser 4	\$4,562.54	Canceled
Parks & Rec	999973	01/26/2021	Schutt Sports	Helmet, Jaw Pads, Face Guards	\$3,392.00	Open
Police Dept	999974	01/26/2021	Ridgeline Technology	Panasonic Toughbooks	\$16,698.73	Complete
Police Dept	999975	01/26/2021	Kustom Signals	Prolaser Lidar	\$4,562.54	Complete
Fire Dept	999976	02/02/2021	Upstate Service Solutions	Phenomenal Air System	\$11,088.00	Complete
Police Dept	999977	02/08/2021	Triton 6, LLC	Bolawrap Restraint Device	\$5,170.47	Complete
Police Dept	999978	02/08/2021	Dell Marketing	Precision 3640 Towers	\$14,538.96	Complete
Fire Dept	999979	02/10/2021	Safe Industries	Structural Boot	\$4,038.60	Complete
Fire Dept	999980	02/10/2021	Safe Industries	Polo Shirts	\$3,739.68	Complete
Fire Dept	999981	02/10/2021	Safe Industries	Tactical Pant	\$9,264.40	Complete
Police Dept	999982	02/11/2021	Northern Tool and Equipment	Disinfectant Sprayers (COVID)	\$13,384.08	Complete
Police Dept	999983	02/22/2021	Kustom Signals	Vantage Body Worn Video	\$4,947.42	Complete
Public Works	999984	03/04/2021	Top Em & Drop Em Tree Service	Tree Removal – Willow Branch	\$4,700.00	Complete
Admin	999985	03/10/2021	PMC Commercial Interiors	Art Center – Seating	\$109,195.80	Open
Public Works	999986	03/08/2021	H&E Equipment Services	Excavator	\$11,269.98	Open
Parks & Rec	999987	03/09/2021	Gameon	Baseball/Softball Jersey	\$9,489.12	Complete
Parks & Rec	999988	03/11/2021	Capital One	Flag Football Jersey	\$8,430.00	Complete
Police Dept	999989	03/22/2021	Dana Safety Supplies	Winchester .45 ACP	\$2,306.56	Complete
Police Dept	999990	03/23/2021	Acumen	Cisco SG350 Series	\$2,319.51	Open
Police Dept	999991	03/23/2021	Becom-Communication	17 Data Lines for VOIP	\$3,776.00	Open
Police Dept	999992	03/23/2021	Becom Communication	17 Data Lines for VOIP	\$3,776.00	Complete
Public Works	999993	03/29/2021	Hammer Truck Sales	2014 Peterbilt 386	\$74,000.00	Complete
Admin	999994	03/29/2021	Production Unlimited	Theatrical Systems	\$410,000.00	2021-2022
Parks & Rec	999995	03/30/2021	Bailey Heating & Control	20 Ton HVAC	\$26,235.00	Complete
Admin	999996	03/30/2021	Dell Marketing	Dell Latitude 7210	\$2,148.85	Complete

<i>Department</i>	<i>Purchase Order Number</i>	<i>Purchase Order Date</i>	<i>Vendor</i>	<i>Description</i>	<i>Purchase Order Total</i>	<i>Status</i>
Public Works	999997	03/25/2021	H&E Equipment Services	2017 DS Doosan Excavator	\$106,000.00	Complete
Fire Dept	999998	04/05/2021	OSi Federal Technologies	11.6" Rugged Tablet	\$2,655.15	Complete
PW Ent. Fund	999999	04/14/2021	Hale Trailer Brake & Wheel	Refuse Trailer	\$73,750.00	Complete
Police Dept	1000000	04/19/2021	Radarsign LLC	Solar Power Radar Sign	\$5,914.80	Complete
PW Ent Fund	1000001	04/19/2021	Vic Bailey Ford	Ford F250	\$31,584.00	Open
Police Dept	1000002	05/07/2021	Axon Enterprises, Inc.	Tasers	\$13,645.17	Complete
Public Works	1000003	05/14/2021	Amick Equipment	2021 Peterbilt 520 Sidewinder	\$825,490.11	Complete
Public Works	1000004	05/14/2021	Schaefer Systems International	95 Gallon Garbage Cans	\$196,597.76	Canceled
Parks & Rec	1000005	05/25/2021	Rebel Athletic	Cheer Uniforms	\$13,537.26	Open
Police Dept	1000006	05/25/2021	Dana Safety Supplies	Sarfariland Glock/Flashlight	\$7,409.40	Complete
Parks & Rec	1000007	05/26/2021	Top Em & Drop Em Tree Service	Hendricks Plaza Tree Removal	\$6,969.00	Complete
Parks & Rec	1000008	06/02/2021	Gameon	Basketball Jerseys	\$2,924.14	Complete
PW-Enterprise	1000009	06/14/2021	Schaefer Systems International	95 Gallon - Garbage Cans	\$557,233.32	Open
PW-Enterprise	1000010	06/21/2021	Vic Bailey Ford	2021 Ford F250	\$33,282.00	Open



Committee of the Whole Report, July 2021

1. **United Way Campaign:** The City of Simpsonville has pledged \$8,480 as of the morning of July 20. With two police department, two fire department and Public Works meetings scheduled, I am confident we will reach our goal of \$16,000. I will provide an updated figure at the Committee of the Whole meeting. Pledge cards are included in your packet, and I encourage you to pledge, even if the pledge is \$50, \$20 or just \$1. If you have any questions, please let me know.
2. **Music Series & Food Truck Rodeo:** The Simpsonville Summer Music Series & Food Truck Rodeo continues to be a success. Choc's BBQ has been a great asset to the Food Truck Rodeo, and a couple of new trucks have been added into the rotation. Crowd size is very impressive, and we are working to increase promotion of the Music Series for the Aug. 4th date given the week off prior to that concert due to the ZZ Top concert on July 28th. The James Radford Band performs July 21st, and Chocolate Chip & Co. performs Aug. 4th.
3. **National Night Out:** The Simpsonville Police Department, specifically Brandon Davis and Karlee Patrikis, are doing a great job organizing the community event National Night Out. Several food vendors and commercial vendors have been secured, and the public can expect bouncy houses, a car show, touch-a-truck (which includes the new trash trucks), a DJ to provide music and more. I am helping with promotion.
4. **E-Newsletter:** The plan for the next e-newsletter is our first special edition, which will be centered on the Public Works Department, specifically the resumption of in-house sanitation by the City. Ideas for the edition include interviews with Mr. West and Mr. Thompson, What-to-Expect, pickup dates and holiday schedules, information on cans, photos of the trucks and more. Whereas the City's website newsletter subscription service was not working properly before the pandemic, the issue has been corrected, so the City will be able to disseminate the e-newsletter special edition via that subscription. The special edition newsletter will be a great opportunity to further spread information about Public Works.

If you have any questions, please let me know. Thank you.

Planning & Economic Development

July 2021

Permits (June):

Type	#	Total Valuation	Total Fees
New Single Family Dwelling	46	\$8,738,669.00	\$269,654.35
Residential Mechanical	4	\$31,206.00	\$169.00
Commercial Mechanical	1	\$17,542.00	\$105.00
Residential Addition	2	\$30,000.00	\$387.00
Residential Interior Upfit	1	\$20,000.00	\$207.00
Encroachment/Street Cut	6		\$0.00
Sign	6	\$13,057.00	\$340.57
Temporary Sign	2	\$190.00	\$0.00
Residential Pool	2	\$49,660.00	\$270.00
Zoning Verification	1		\$125.00
Grading/Clearing	1		\$30.00
Commercial Addition/Alteration	2	\$28,500.00	\$195.00
Commercial Interior Upfit	4	\$667,345.00	\$5,033.50
Residential Electrical	1	\$1,264.00	\$55.00
Commercial Electrical	5	\$38,000.00	\$100.00
Solar	6	\$118,965.00	\$300.00

- Total valuation \$9,754,398
- Fees retained by the City: \$161,971

Site Plan Review:

- Under Initial Review:
- Awaiting Revisions:
 - Hotel (95 rooms)
 - Morning Mist Phase 5, Sec II (21 single family lots)
 - Waves Express Wash #2 Neely Ferry
 - The Settlement Phase II (45 single family lots)
 - Dollar General
- Approved:
 - Waves Express Wash II Patton Park
 - The Settlement Phase III

Boards & Commissions:

- Planning Commission
 - AXZ-2021-05, Proposed annexation of properties at 1212 & W. Georgia Rd
 - Annexation and rezoning to the B-G District
 - Recommend approval by 4-0 vote
 - Z-2021-01, Rezoning to property at 506 NE Main St.
 - Rezoning to the ID District
 - Recommend approval by 3-2 vote
 - TX-2021-02, Misc. Refinements to the Zoning Ordinance
 - Recommend approval by 5-0 vote
 - TX-2021-03, Misc. Refinements to Zoning Ordinance
 - Recommend denial by 5-0 vote

- Board of Zoning Appeals
 - No Items on the agenda



CITY ADMINISTRATOR'S REPORT

July 2021

ADMINISTRATION

Arts Center A lease agreement with Mill Town Players has been approved and will be executed by both parties. The contractor has until October 13 to complete the project. Windows were installed the week of June 7th and the building is beginning to transform. I have been working with Duke Energy to get a pad-mounted transformer installed to get underground power to the rear of the building to clean up the power lines.

Tater Shed Restoration P+F Construction has been awarded the contract to improve the Tater Shed building. Bricks will be saw cut from both sides of the building to open up the building for air and light, Trex flooring will be installed, railing will be installed for safety, new lighting, and a new roof will also be installed. The building will be available to be rented as a shelter, and will add another amenity to City Park. This restoration prevents the further deterioration of the building and makes it useful to the community again.

Municipal Complex, Downtown Project, City Park Improvements, Trail Extension

- DP3 – Municipal Buildings Design and Construction Management
Space assessments have begun with meetings with City Hall, PD and FD staff. Preliminary designs/building footprints should be drafted in August. Design team will meet again with staff and other design teams for the park and streetscape improvements to coordinate.
- CoTransCo – Participation Agreement with CTC has been completed.
- Synterra – A Feasibility Study is being proposed so that preliminary work can begin.
- Studio Main – A Professional Services Contract has been signed. Work Order #1 includes a Feasibility Study for the extension of the Swamp Rabbit Trail. The cost for the study is \$7500. Work on that will commence on July 27th with staff and the consultant walking a proposed route. Once the Feasibility Study is complete and we have a better idea of the route and construction costs, a full contract can be drafted.

Hospitality and Accommodations Tax Revenue Bonds and Installment Purchase Revenue Bonds were closed effective June 1st. Proceeds are available to fund the above-referenced projects. The City priced and sold its municipal bonds on the public market on May 18 (Hospitality and Accommodations Tax Revenue Bonds) and May 19 (Installment Purchase Revenue Bonds). Both issuances performed extremely well. The City was able to net \$14,155,000 from the H&A Tax Revenue Bond issuance, \$115,000 in additional funds with the same debt service provided to Council at the retreat and budgeted in the FY22 budget. The City was able to net \$12,875,697 from the Installment Purchase Revenue Bond issuance, \$375,697 in additional funds with the same debt service provided to Council at the retreat and included in the FY22 budget. The additional proceeds were generated due to lower overall interest rates as a result of our improved bond ratings.

Multiple meetings with developers interested in projects in Simpsonville continue. There are new restaurants and attractions coming to downtown. I will share with Council once confidentiality is waived.

The lease agreement between the City and Temple Baptist Church for the two lots at the corner of Trade Street and South Maple has been fully executed. The Warehouse @ Vaughn's has paid their portion of the lease back to the City. Payments will be made bi-annually. Public Works is scheduled to make improvements to the lot, including gravel, parking stops, and signage.

I am working on a proposal to present to Council in August for allocation of the City of Simpsonville's American Rescue Plan funding. I have thoroughly read the Interim Final Rule published by the United States Treasury Department, and have a list of recommended projects for Council to approve. I will provide project descriptions and a spreadsheet for Council's review and consideration.

PUBLIC WORKS

Bids were taken for the Municipal Match Road Resurfacing for this year. King Asphalt will be resurfacing the following roads in the City. We will notify Council in advance of the paving once Simpsonville is added to the four-week schedule:

Woodtrail Court, Wagontrail Road, Southern Oaks Lane, Pinebark Court, Cloverdale Lane

Significant planning has been put into the City resuming garbage pickup in September at the end of the contract term with Ace/Meridian. All garbage trucks have been delivered and striped. Garbage containers have been ordered, and will be delivered City-wide the week of August 23rd. We have decided to purchase a container for each pickup location so that everyone will have a new City container to avoid confusion. Information about the pickup schedule, elimination of single stream curbside recycling, holiday schedule, etc. will be attached to each container that is delivered. A Superintendent for Sanitation has been hired to begin working on the transition. Three drivers have been hired, leaving only one opening for a driver remaining. Because we have a full-time superintendent on staff now, please refer any concerns about missed pickups or sanitation service in general to public works at 967-9531.

PARKS and RECREATION

A grant of \$350,000 has been awarded to the City by the SC Department on Aging for improvements to our Senior Center. These funds will be combined with our Community Development Block Grant funding in the amount of \$300,000 in order to complete kitchen and community room renovations, and expansion of outdoor space off of the community room to allow for additional senior activities, including congregate dining. The design is underway, and construction is expected to begin in November, with completion in April of 2022. This space will be available for use by the general public when not being used for senior activities. It will be a good alternative once the Community Building is eliminated at City Park.

CCNB Amphitheatre @ Heritage Park Concert Announcements

7/28 ZZ Top

8/28 Chris Tomlin, Kari Jobe, Bethel Music

9/11 Country Music Festival featuring Sam Hunt

9/22 Santana

9/23 TLC with Bone Thugs -N- Harmony

9/26 Counting Crows

10/1 Lady A

10/8 3 Doors Down

10/9 NF

Celebrate Simpsonville was estimated to have a crowd of approximately 14,000. The event was very successful, and we believe we delivered a great post-Covid, Independence Day celebration to our community.

AGENDA ITEM



July 19, 2021

To: City Council
From: Planner, Jon Derby
Subject: AXZ-2021-05, Proposed Annexation/Rezoning of properties located at 1212 W. Georgia Rd & 27305 W. Georgia Rd
Meeting Date: July 27, 2021
Type of Agenda Item: Annexation/Rezoning
Attachments: Proposed Ordinance
Cover Letter
Application
Boundary & Zoning Map

OWNER: Marth A James (tax map # 0574.03-01-002.01 & 0574.03-01-002.03)
AUTHORIZED AGENT: Ernest Crosby, "The Realty Suite"
LOCATION: 1216 W. Georgia Rd. and 27305 W. Georgia Rd
(see Exhibit "A" in attached ordinance)
CURRENT ZONING: R-S, Residential Suburban District (County)
REQUESTED ZONING: B-G, Business General
SIZE OF PROPERTY: Approximately 4.523 acres total

REQUEST

The City of Simpsonville has received a signed petition requesting annexation into the City pursuant to South Carolina Code of Laws Section 5-3-150.

The applicant has requested that these parcels be rezoned from R-S (Residential Suburban) in the County to B-G (Business General) within the City. The applicant is seeking Police services and future sewer services.

LOCATION & SITE DESCRIPTION

The parcels of land to be annexed are identified by tax map numbers 0574.03-01-002.01 & 0574.03-01-002.03. The parcels are currently large, single-family ranch style homes fronting W. Georgia Rd. The property abutting this location to the west (1218 W. Georgia Rd) was just recently annexed into the City as B-G. (Ref. AXZ-2020-04)

COMPREHENSIVE PLAN

The City's comprehensive plan identifies this tract of land as "activity area". Upon annexation, staff recommends that this parcel of land be officially designated as "Village Activity Center" on the Simpsonville Future Land Use Map. This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service and other uses are complementary.

ZONING DISTRICT

Per Section 2.11.1 of the Simpsonville Zoning Ordinance: "The B-G, Business—General District is established to promote accessible and central concentrations of business activities and commercial establishments offering both retail goods and services to people from throughout the community. This district also provides opportunities to integrate residential uses subject to careful design. The district is intended to serve both pedestrians as well as people who travel by automobile. Therefore, this district is primarily located along major roadways, and businesses are encouraged to locate in close proximity to one another. Where necessary, adjacent residential areas are protected through landscaping and site design.

PUBLIC HEARING PROCEEDING

A public hearing regarding this petition was conducted on July 6, 2021, before the body of the Simpsonville Planning Commission. There were no public comments.

PLANNING COMMISSION REVIEW

The Simpsonville Planning Commission has reviewed the request to annex and rezone these properties to B-G, Business General at their July 6, 2021, meeting. By a vote of 4-0, the Planning Commission recommends approval of the requested annexation and rezoning presented in Ordinance AXZ-2021-05.

STAFF COMMENTS

Staff finds that this requested zoning change is consistent with the continuing vision for this area. Staff is not aware of any aspect of annexing and rezoning this property that would negatively impact the public health, safety, and welfare of neighboring properties.

ORDINANCE NO. AXZ-2021-05

AN ORDINANCE TO ADOPT A PETITION FOR ANNEXATION OF TAX MAP # 0574.03-01-002.01 (1212 W. GEORGIA RD) & 0574.03-01-002.03 (27305 W. GEORGIA RD) BY MARTHA A JAMES, 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 May 25, 2021, and the City of Simpsonville Planning Commission held a public hearing on July 06, 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 2288 on Page 736 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 "Business General".

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:

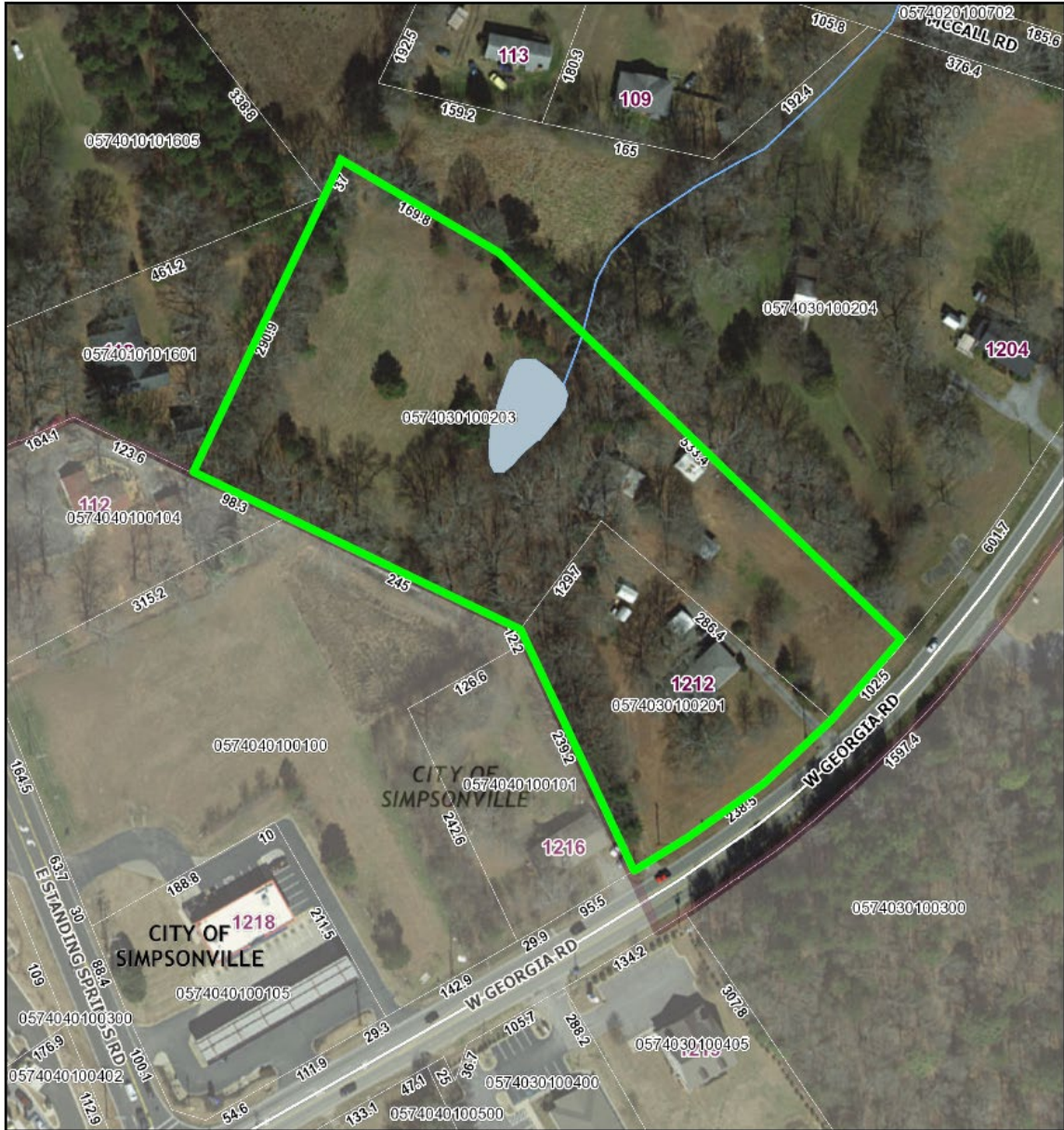
APPROVED AS TO FORM:

Phyllis Long
City Clerk

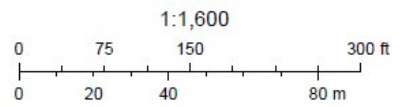
David W. Holmes
City Attorney

First Reading: August 10, 2021
Second Reading: September 14, 2021

AXZ-2021-05 1212 & 27305 W. Georgia Rd



June 29, 2021





www.therealtysuite.com

208 Dove Tree Rd.
Greenville, SC 29615
info@therealtysuite.com
864-245-2293

June 8, 2020

My name is Ernest A. Crosby. This is the cover letter for the annexation for 1212 and 27305 West Georgia Road, Greenville, SC 29680. Tax-Ids...057430100201 & 0574030100203

My client and owner of the aforementioned property is Mrs. Martha James. She is 70+ years old and would like to annex her property to the City of Simpsonville, South Carolina. The reason for this annexation is to have access to possible sewer in the future, better police protection, and to help grow the City of Simpsonville by being rezoned to B-G.

Thank you.

Ernest A. Crosby, BIC
864-245-2293



CITY OF SIMPSONVILLE ANNEXATION APPLICATION

SITE/PROPERTY LOCATION:

Property Address: 1212 & 27305 Tax Map Number: 0574030100201

W. Georgia Rd.

0574030100203

APPLICANT: Ernest A. Crosby (Broker)

Mailing Address: 306 Sandusky Ln. City, State, Zip: Simpsonville, SC 29680

Phone Number: 864-295-2273 E-mail Address: ecrosby@therealtyuite.com

PROPERTY OWNER (if different from Applicant): _____

Mailing Address: _____ City, State, Zip: _____

Phone Number: _____ E-mail Address: _____

Zoning District: _____
"Future Land Use Map" Designation: Current Greenville County R-5 Requested City of Simpsonville B-G

Project Description (be specific): Open up the possibility for future development. City Police Protection, Trash Service. Uniformity with neighboring pieces.

No. of Parcels: 2 Acreage of Parcel(s): 4.53

- Submittal Checklist*:
- Consent Letter from Property Owner (if application is not signed by property owner)
 - Cover Letter explaining your request in detail
 - Survey/Boundary Map – 1 printed copy/1 PDF copy

*Staff reserves the right to request additional information and/or materials as necessary

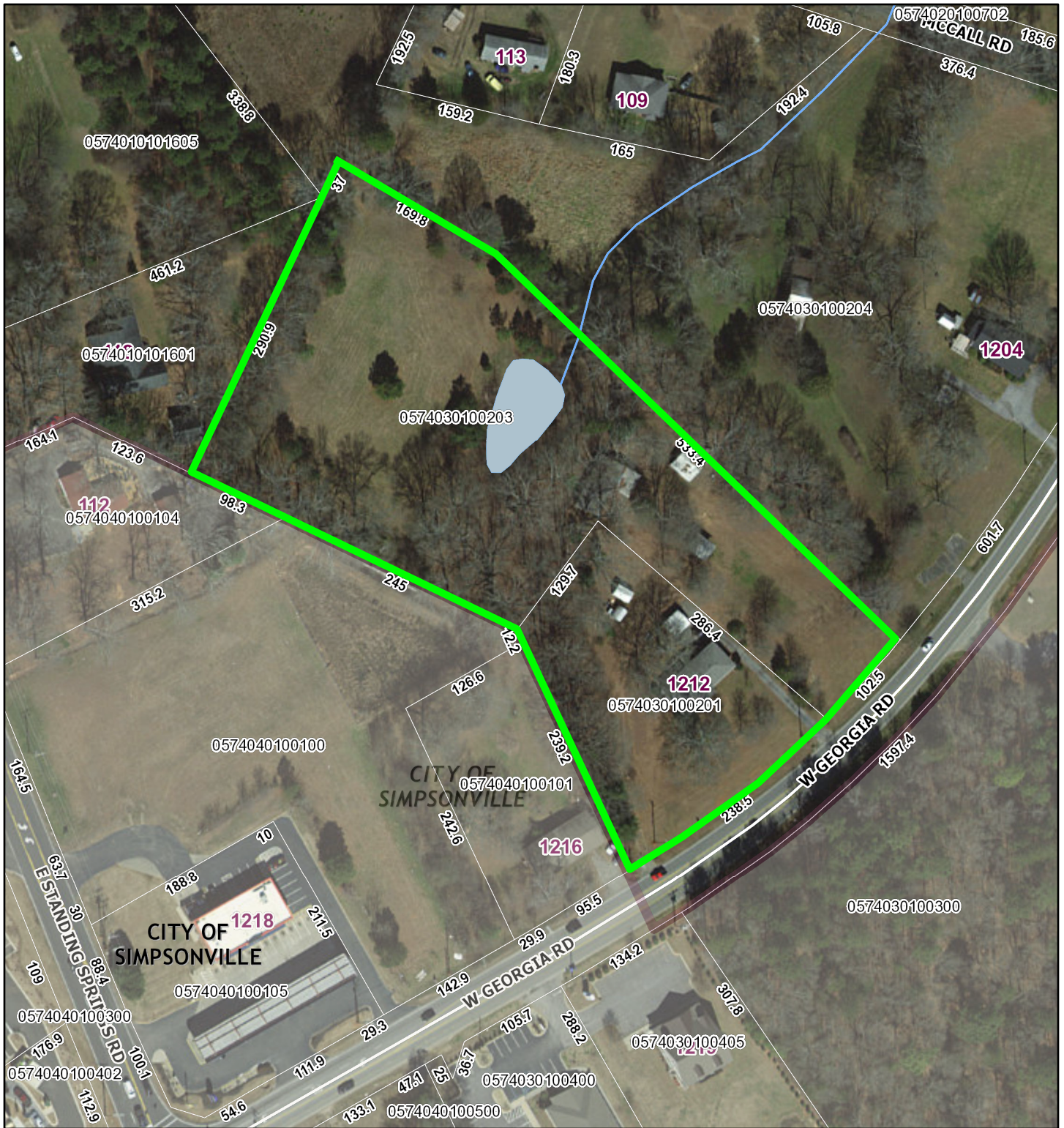
The undersigned property owner/applicant does hereby petition and urge the City of Simpsonville to annex and incorporate into the City limits of the City of Simpsonville all that property of the petitioner as indicated in this application and as show on the attached survey/boundary map. The petitioner does further respectfully request that the City annex and incorporate this land into the City under the zoning classification indicated in this application.

I do hereby certify as property owner/authorized agent that the information shown on this application and any attached forms and/or plans is correct.

Martha A. James Signature Martha A. James Printed Name 5-7-21 Date

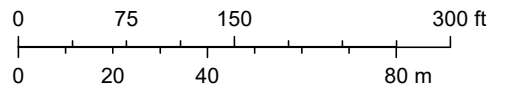
FOR CITY STAFF USE ONLY			
Date Received: _____	By: _____	Docket #: _____	Zoning District: _____
Comments: _____		PC Review: _____	CC Review: _____
<input type="checkbox"/> APPROVED (<input type="checkbox"/> with conditions) <input type="checkbox"/> DENIED			

AXZ-2021-05 1212 & 27305 W. Georgia Rd



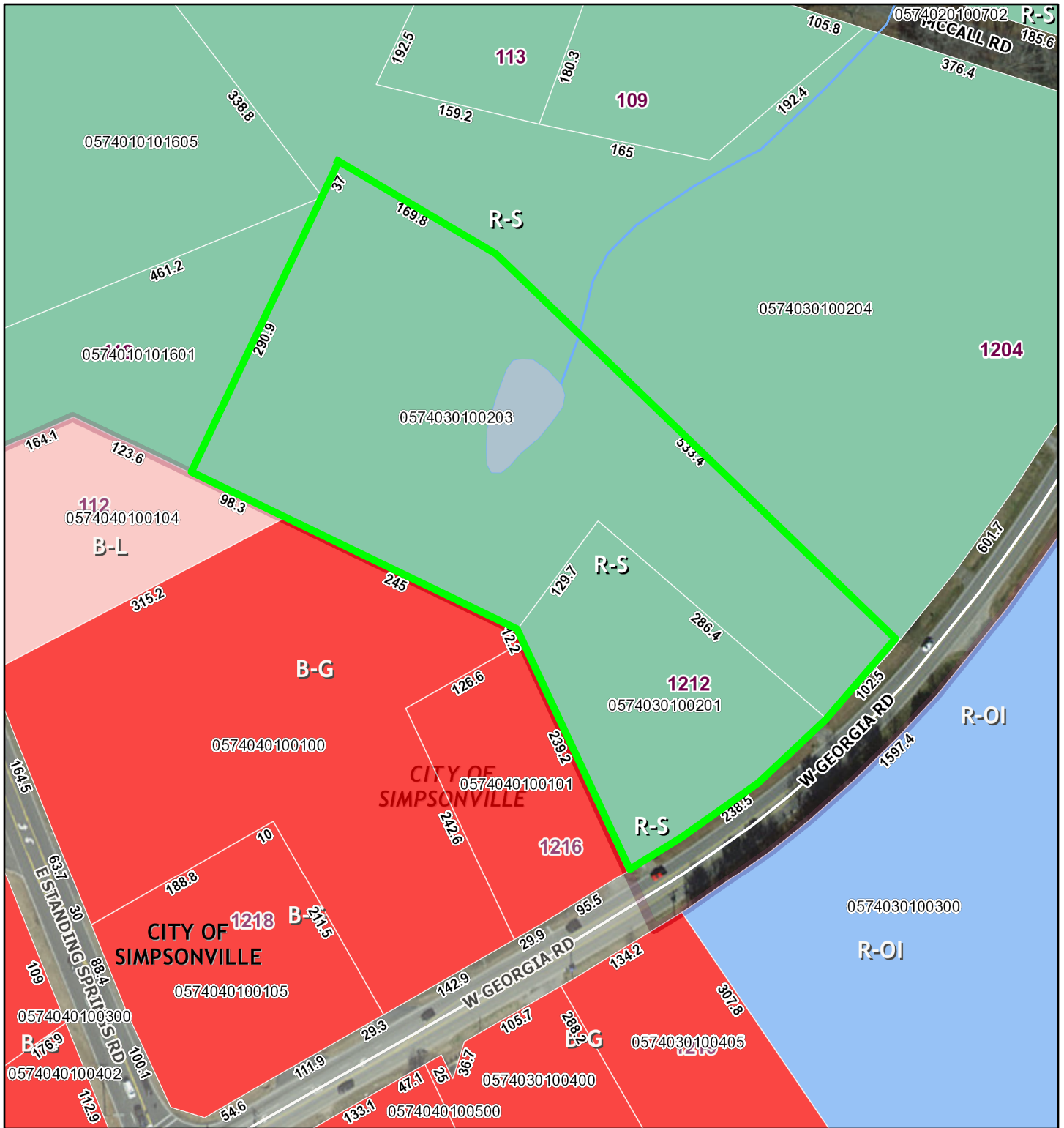
June 29, 2021

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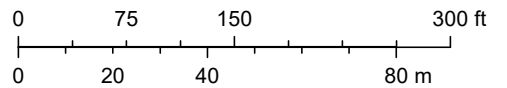
Greenville County GIS Division, Greenville, South Carolina., Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division

AXZ-2021-05 1212 & 27305 W. Georgia Rd



June 29, 2021

1:1,600



Greenville County GIS Division, Greenville, South Carolina., Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division

AGENDA ITEM



July 19, 2021

To: City Council
From: Planner, Jon Derby
Subject: Z-2021-01, Proposed Rezoning of property located at 506 NE Main St.
Meeting Date: July 27, 2021
Type of Agenda Item: Rezoning, Public Hearing
Attachments: Proposed Ordinance
Letter of Consent
Proposed Statement of Intent
Proposed Concept Plan
Applicant Materials
Zoning Map

OWNER: Sam B. Phillips, Jr.
AUTHORIZED AGENT: E & H Property, LLC
LOCATION: 506 NE Main St (tax map # 0310.00-07-004.00 & 0301.00-05-005.00)
CURRENT ZONING: B-G, Business – General / R-OI, Residential Neighborhood, Office & Institution DO-VC (Village Commerce) Overlay
REQUESTED ZONING: I-D, Innovative – Development
SIZE OF PROPERTY: Approximately ± 8.65 acres

REQUEST

The City of Simpsonville has received a signed petition requesting the rezoning of tracts of land pursuant to Section 7.5 of the Simpsonville Zoning Ordinance. This petition is for two parcels of property at 506 NE Main St. (tax map #s 0310.00-07-004.00 & 0301.00-05-005.00).

The applicant has requested that these parcels be rezoned from B-G (Business—General) / R-OI (Residential Neighborhood, Office & Institution) to I-D (Innovative Development). The applicant intends to develop the larger back portion of Tax Map# 0310.00-07-004.00 with approximately 48 townhomes while leaving the front section along NE Main St for future commercial development. This project will be referred to as the “The Haven”. The concept plan calls for a community courtyard with fire pit, walking paths & a covered area.

The applicant has provided a Traffic Impact Study for the development.

LOCATION & SITE DESCRIPTION

The parcels of land to be rezoned are identified by the tax map numbers 0310.00-07-004.00 & 0301.00-05-005.00. Tax Map number 0301.00-05-005.00 is currently zoned R-OI. Tax Map number 0310.00-07-004.00 is currently split zoned with B-G (Business General) district along the street front of NE Main St & R-OI district on the larger portion to the east. Both tax map numbers are within our “Village Commerce Overlay” district. Currently on site is a vacant residential home along with several small barn structures. The land consists of open grass space surrounded by a large, wooded area.

STATEMENT OF INTENT

The Haven SOI will consist of approximately to 48 townhome lots on the rear, 6.70-acre portion of the development with a density of roughly 7.2 units per acre. This development will have open spaces to include amenity centers & gathering areas of approximately 2.29 acres. Sidewalks will be provided throughout the development to promote walkability and provide both natural open space and an amenity area. The commercial portion will consist of 1.95 ± acres at the front of the development fronting NE Main St. The development will have a single, main entrance from NE Main St. which leads through the commercial portion. The Commercial portion will consist of uses permitted within the B-G zoning districts and held to the DO-VC façade requirements.

COMPREHENSIVE PLAN

The City’s comprehensive plan identifies the area of these tracts of land as “Village Activity Center & Low-Intensity Neighborhood”. Villages Activity Center is intended to promote a mix uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by commercial “Strip” uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Primary land uses include retail/services, office, & multi-family.

Low-Intensity Neighborhood includes the City’s predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Compact developments that include clustered, small lots with substantial retained open space are encouraged. Secondary land uses are attached single-family.

ZONING DISTRICT

Per Section 2.8.1 of the Simpsonville Zoning Ordinance: “The B-G, Business-General District is established to promote accessible and central concentrations of business activities and commercial establishments offering both retail goods and services to people from throughout the community. The district also provides opportunity to integrate residential uses subject to careful design. The district is intended to serve both pedestrians as well as people who travel by automobile. Therefore, this district is primarily located along major roadways, and businesses are encouraged to locate in close proximity to one another.”

Per Section 2.6.1 of the Simpsonville Zoning Ordinance: “The R-OI, Residential—Neighborhood Office & Institution District is established to promote and accommodate residential uses, offices, and institutions in areas that are not exclusively residential or nonresidential by nature. Although nonresidential uses may be permitted, the intent of this district is to preserve the residential character of the area through careful attention to the scale and form of development. Furthermore, it is the intent of this district to

discourage uses that generate excessive traffic or any other activity that would be largely incompatible with the residential nature of the district.

Per Section 2.11.1 of the Simpsonville Zoning Ordinance: “the ID, Innovative Development District is established to provide flexibility in the planning and construction of development projects in accordance with an approved plan. In return for greater flexibility in site design requirements, innovative development are expected to demonstrate exceptional quality community designs that:

- A. Preserve critical environmental resources;
- B. Provide above-average open space amenities;
- C. Demonstrate innovative and creative site planning techniques that improve upon the layout and design of buildings, open space and circulation that would otherwise be achieved by the standards of other allowable zoning districts;
- D. Assure compatibility with surrounding land uses and neighborhood character; and
- E. Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.”

PUBLIC HEARING PROCEEDING

A public hearing regarding this petition was conducted on July 6, 2021, before the body of the Simpsonville Planning Commission. There were public comments during this meeting. Residence from the neighboring League Estates & Forest Park subdivisions expressed concerns with the destruction of wildlife, potential for cut through traffic and increase with traffic and safety on N.E. Main St

PLANNING COMMISSION REVIEW

The Simpsonville Planning Commission has reviewed this rezoning at their July 6, 2021 meeting. By a vote of 3-2, the Planning Commission recommends approval of the requested rezoning presented in Ordinance Z-2021-01.

STAFF COMMENTS

Staff feels this request is meeting the Innovative Development Criteria set forth in our Zoning Ordinance. The developer has presented, with detail, the concept plan that illustrates innovative aspects that work for this particular parcels.

ORDINANCE NO. Z-2021-01

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA OF LAND AT TAX MAP# 0310.00-07-004.00 & 0301.00-05-005.00 OWNED BY SAM B. PHILLIPS JR.

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Chapter 23 Title 5 provides for the process for municipalities to 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 June 16, 2021, and the City of Simpsonville Planning Commission held a public hearing on July 6, 2021.

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

1. **ZONING CLASSIFICATION:** The Official Zoning Map of the City of Simpsonville is hereby amended to assign Tax Map # 0310.00-07-004.00 depicted in the deed contained in Book 2086 on Page 106 & Tax Map # 0301.00-05-005.00 depicted in the deed contained in Book 1987 on Page 842 of the official records of Greenville County Register of Deeds and as depicted in Exhibit “A”, attached hereto, the zoning classification of I-D, Innovative—Development District.

2. **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.

3. **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.

(SIGNATURE PAGE FOLLOWS)

ORDINANCE NO.: Z-2021-01

Page 2

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

SIGNATURE OF MAYOR:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

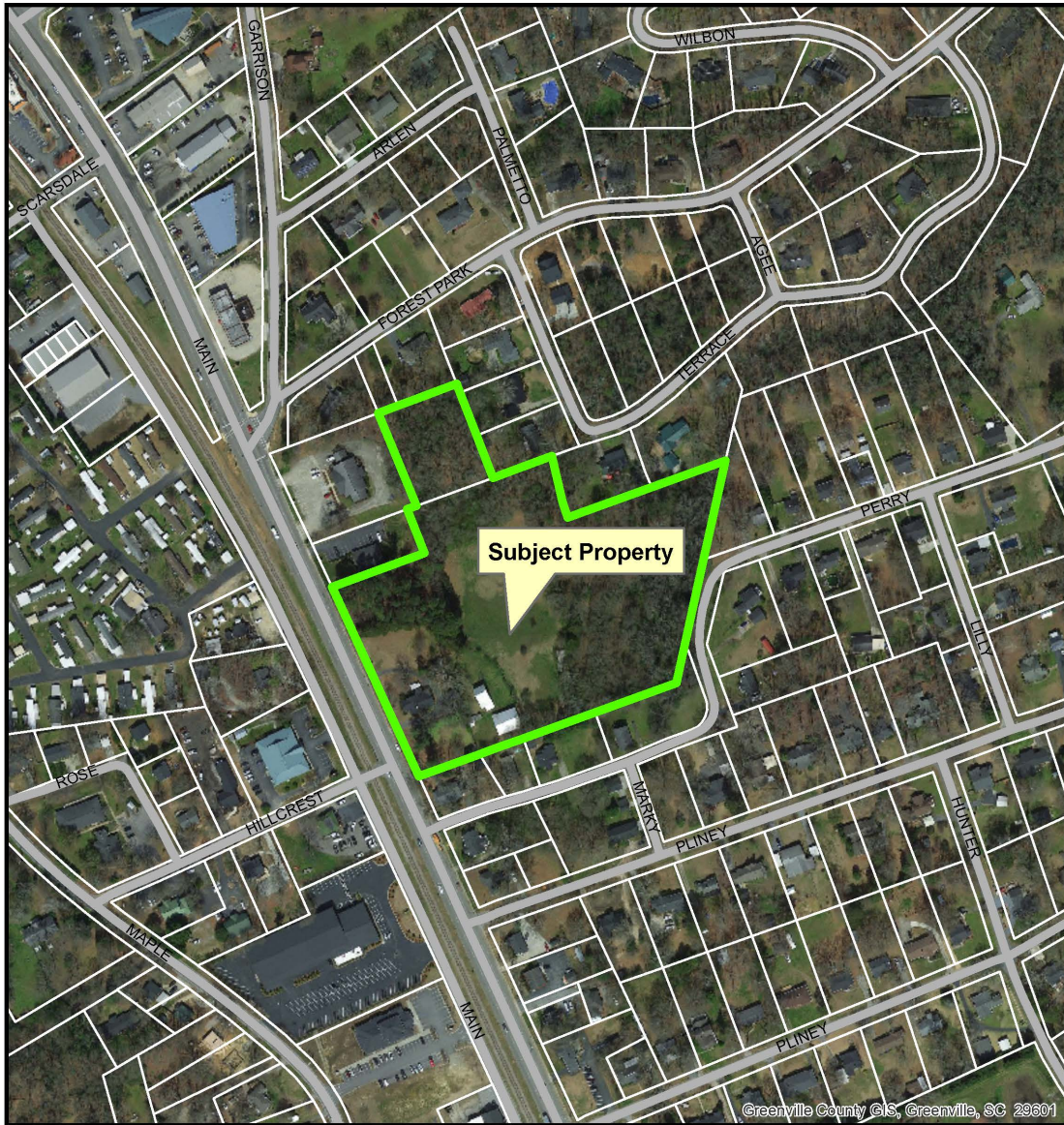
Phyllis Long
City Clerk

David W. Holmes
City Attorney



First Reading: August 10, 2021
Second Reading: September 14, 2021

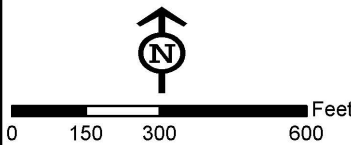
EXHIBIT "A"

Z-2021-01 506 NE Main St Rezoning



Legend

-  Subject Property
-  Parcels



Created on March 30, 2021

Reproduction of this map is prohibited without permission from the City of Simpsonville.

DISCLAIMER: The information contained herein is for reference purposes only. The City of Simpsonville makes no warranty, express or implied, nor any guarantee as to information provided herein. The City of Simpsonville explicitly disclaims all presentations and warranties. The City of Simpsonville assumes no liability for any errors, omissions, or inaccuracies in the information provided herein.

February 8, 2021


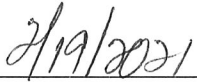
ATTN:
City of Simpsonville
118 North East Main Street
Simpsonville, SC 29681


RE:
Consent Letter for Rezoning Application Request
"TMS# 0310000700400 & 0301000500500 (+/-8.65 acres)"
NE Main Street - Simpsonville, SC

To Whom It May Concern:

I agree to allow E&H Property, LLC _____ to submit an annexation application and any other associated applications on my behalf for my property (TMS# 0310000700400 & 0301000500500) located at NE Main Street in Simpsonville, SC for the purposes of requesting rezoning as well as submitting a concept plan to go before Planning Commission.

Regards,

 _____  _____
Signed Date

 _____
Print

Sam B. Phillips, Jr.
227 Hunter Road
Simpsonville, SC 29681

The Haven

“Statement of Intent”

**+/- 8.65 Acre Mixed-Use Development
(Innovative Development District “ID” Zoning Request)
NE Main Street & Perry Ave – Simpsonville, SC**

Revision Date:

February 22, 2021

Applicant

E & H Property, LLC
20 Overbrook Ct. Suite 400
Greenville, SC 29607
Ford Elliot
(864) 637-9302
ford.elliott@svn.com

Civil Engineer

Bluewater Civil Design, LLC
718 Lowndes Hill Road
Greenville, SC 29607
Paul J. Harrison, P.E.
(864) 326-4202
paul@bluewatercivil.com

Property Description

+/- 8.65 Acres located at the intersection of NE Main Street & Perry Avenue with TMS #0310000700400 & 0301000500500. The property is located within the City of Simpsonville and currently zoned B-G (Business – General District) where parcel 0310000700400 fronts NE Main Street (\pm 200’ from R.O.W.), and R-OI (Residential – Neighborhood Office & Institution District) for the remainder of the project area. The developer is requesting rezoning to an ID (Innovative Development District) zoning classification.

Community Development Overview

The development planned for this +/- 8.65-acre tract will utilize the Innovative Development District (ID) zoning classification. The development will consist of (1) new access point off NE Main Street and (1) reinforced hidden access off Perry Avenue for emergency service vehicles. The roads within the community will be private roads/drives that will be owned and maintained by a newly formed Property Owner’s Association (POA) and/or Homeowner’s Association (HOA). The Homeowner’s Association (HOA) will be

setup to maintain infrastructure items and common areas specific to the residential areas. A (5') wide concrete sidewalk will be provided on one side of all new roads to allow ease of walkability throughout the development and to connect to the existing sidewalks on NE Main Street. Two off-street parking spaces will be provided for residents in the garage. Additional parking will be provided along interior roads for overflow, guests, and the mail center. Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be open space disturbed and undisturbed, visitor parking, mail centers, amenity centers, and other community gathering areas. These common areas will be maintained by the POA, HOA, or both in some cases. The POA will be responsible for entrance monuments, common areas, landscaping, site lighting, and all other infrastructure improvements which will be shared by the residential and commercial areas. Covenants and Restrictions for the Community will be drafted and recorded at the Greenville County Register of Deeds Office.

Natural Resource Inventory

The existing site is currently a single-family residence that contains undeveloped land consisting mostly of grass pasture and scattered woods. There is an existing house and outbuildings on the property that will be demolished once our development construction has started. The existing topography slopes gradually away from the front western side of the site (+/- 3.00% -5.00%) at NE Main Street toward the rear northeastern corner of the property along Perry Avenue.

There is approximately 440 linear feet of property frontage along NE Main Street. This portion of NE Main Street is a four-lane paved road that is approximately 48 feet wide and is owned and maintained by SCDOT.

Public water mains adequate to serve our site are available along NE Main Street and are owned and maintained by Greenville Water. A gravity sewer main is available to tie to on the rear side of the property at Perry Avenue, owned and maintained by City of Simpsonville Public Works.

Density & Phasing

The overall density of the residential area (+/- 6.70 Ac.) will not exceed (50) residential units. Phasing will be decided upon submittal of design plans. If the development proceeds as expected, build-out of all residential lots/units is expected within 2-3 years.

Density, building square footage, and phasing of the commercial area (+/- 1.95 Ac.) will be based on current demand and interest from potential tenants. The commercial area will align with the current B-G zoning requirements from a use standpoint as well as the Design Overlay – Village Commerce District (DO-VC) requirements. Commercial Site Plans for the commercial area will be submitted to the City of Simpsonville Planning & Zoning Department for review and approval prior to any commercial construction.

Homes & Materials

The townhomes in the community will be a for sale product. The townhomes will consist of a (25') wide interior unit and (30') wide end unit product. The townhomes will have a 1,600 SF minimum gross floor area. The units will average 2,000 SF with a maximum of 2,400 SF. Units could range from 2-4 bedrooms. All units will have a minimum 2-car garage and contain (2) parking spaces. Exterior building materials may consist of shake siding, board and batten siding, Hardie Board, brick, cement fiber, and/or stone. Exteriors may contain (1) specific material or combination of all/multiple materials in some cases. Colors will range from white, earth tones, and darker tones. Roof-type will be architectural 20-year shingle or metal stand n seam. Building heights will be consistent with a typical 2-story townhome building.

The commercial portion of the development will align with the B-G zoning requirements. Specifics for building elevations, parking, and landscaping will be submitted to the City of Simpsonville Planning & Zoning Department during the Commercial Site Plan Application process and prior to any construction.

Amenities, Landscaping, & Buffers

The proposed development will include approximately 2.29 acres of common open area with maximum efforts to preserve existing vegetation/trees around the perimeter property line. A 15' buffer and screening easement has been established between the commercial and residential portion of the development. The width of the buffer will be divided/shared by the commercial and residential sides (7.5' on either side). A 30' setback has been established along NE Main Street and a 20' building setback established along Perry Avenue. These setback areas may be used for screening/buffering. The common areas may consist of disturbed and non-disturbed open space, passive open space, and/or walking trails. The area designated for amenities will supply a fire pit and covered pavilion. No individual privacy fencing will be allowed within the development unless previously approved by the Declarant.

An entrance monument will be installed at our entrance located along NE Main Street. This monumentation shall be presented to the City of Simpsonville Planning & Zoning Staff for approval prior to any installation. The monument may contain residential & commercial signage. The proposed entrance will be heavily landscaped with shrubs and annual color. The proposed community areas (fire pits, pavilion area, mail centers, etc.) will be landscaped with more perennial canopy trees, evergreen shrubs, and/or evergreen bushes. The landscaping plans will be a part of the Master Site Plans submitted to the City of Simpsonville Planning and Zoning Department for approval.

The stormwater management area(s) may be dry, wet, or underground storage depending on water sources once the project progresses to the Final Design Phase. The stormwater management areas may have a fence and/or landscaping around the dike which will comply with current regulations. All common areas, landscaping, monuments, street lighting, stormwater management areas, and mail centers will be maintained by the POA, HOA, or both.

Building Setbacks

All the proposed setbacks for this project are as follows:

- 10' minimum perimeter setback along exterior property lines. (Setback is measured from the exterior property line and/or dedicated right-of-way line.)
- 30' minimum setback along NE Main Street
- 20' minimum setback along Perry Avenue
- 10' minimum front setback (Residential Areas)

Site Lighting

It is the Developer's intent to use Duke Energy for all residential/commercial site lighting. Streetlights throughout the community will be consistent for all residential areas. Commercial lighting will be designed and installed in a manner to ensure minimal offsite light pollution. Specific building lighting for the commercial area will be addressed during the Commercial Site Plan Application process.

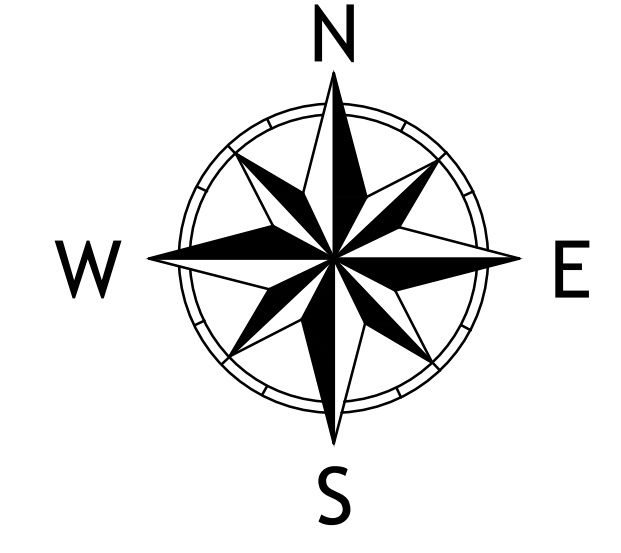
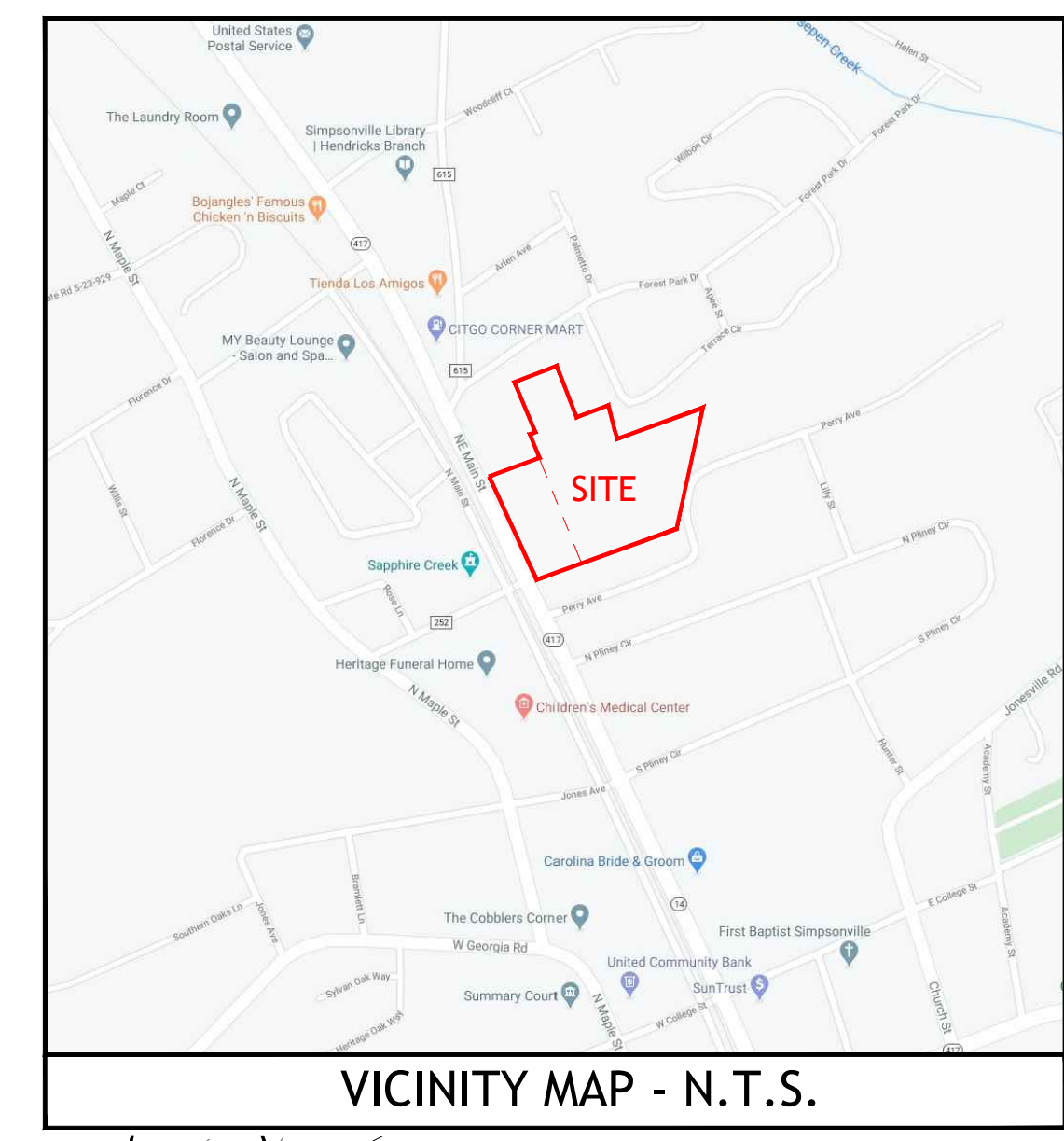
SITE DATA	
TAX MAP NO.:	0310000700400 & 0301000500500
TOTAL AREA:	±6.70 ACRES RESIDENTIAL ±1.95 ACRES COMMERCIAL ±8.65 ACRES TOTAL
CURRENT ZONING:	R-O1 & B-G
PROPOSED ZONING:	I-D
TOTAL UNITS:	48 UNITS SHOWN (*50 MAX.) (25' X 60' INT. UNITS) (30' X 60' END UNITS)
DENSITY:	7.2 UNITS/AC
PROVIDED OPEN SPACE:	±2.29 AC (34.2%)
PROPOSED ROADWAY:	±252 LF (46' PRIVATE R.O.W.) ±335 LF (36' PRIVATE R.O.W.) ±2,266 LF (20' PRIVATE R.O.W.) ±2,853 LF TOTAL
SETBACKS:	
NE MAIN ST:	30'
PERRY AVE:	20'
EXTERIOR:	10'
FRONT:	10'

UNIT DATA

25' X 70' LOT = 25' X 60' UNIT (1500 SF FOOTPRINT)
30' X 70' LOT = 30' X 60' UNIT (1800 SF FOOTPRINT)

UNITS WILL BE 2-4 BEDROOMS WITH AN AVERAGE OF 2,000 SF AND A MINIMUM 2-CAR GARAGE. MAXIMUM SF OF UNITS WILL BE 2,400.

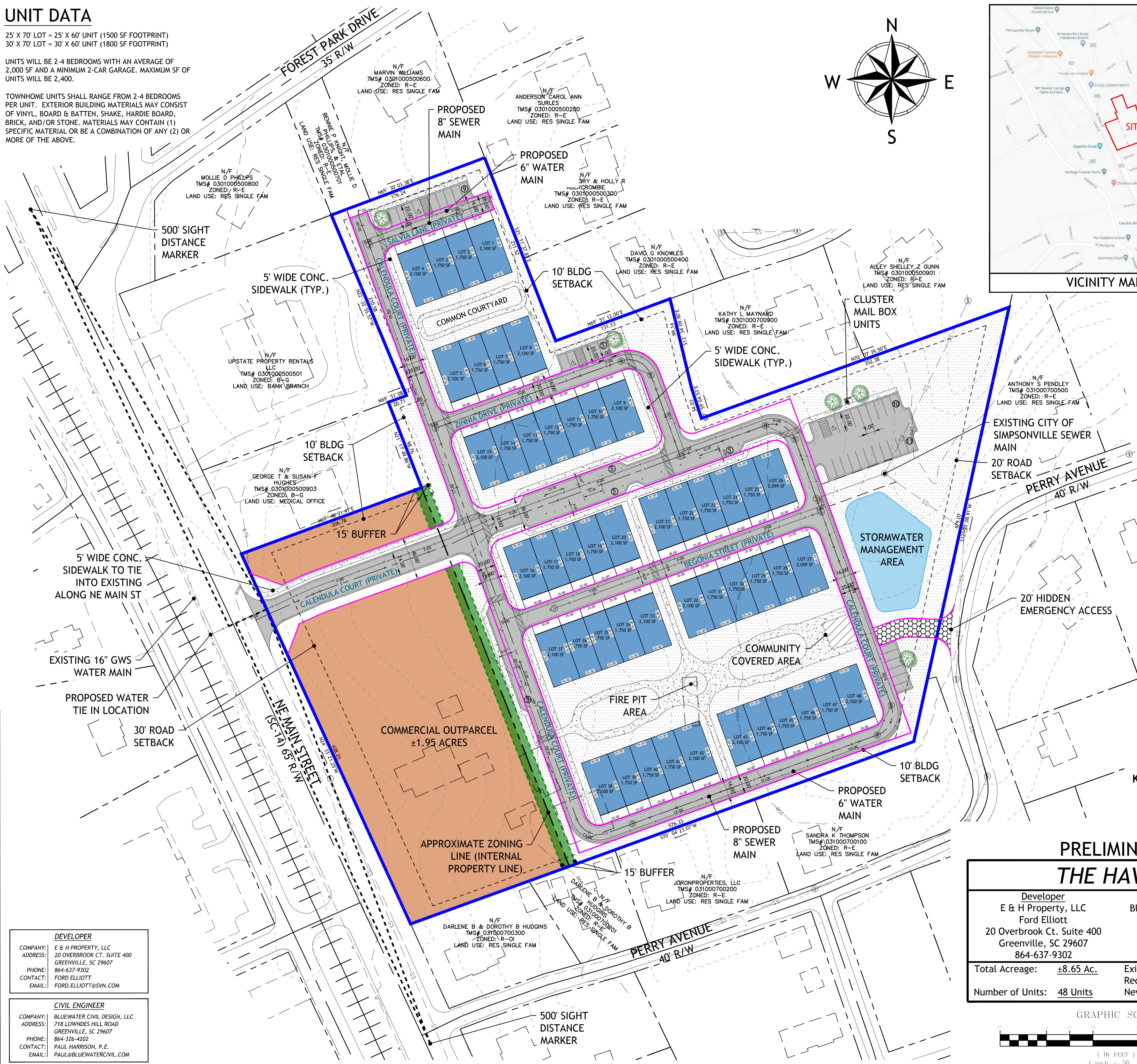
TOWNHOME UNITS SHALL RANGE FROM 2-4 BEDROOMS PER UNIT. EXTERIOR BUILDING MATERIALS MAY CONSIST OF VINYL, BOARD & BATTEN, SHAKE, HARDIE BOARD, BRICK, AND/OR STONE. MATERIALS MAY CONTAIN (1) SPECIFIC MATERIAL OR BE A COMBINATION OF ANY (2) OR MORE OF THE ABOVE.



Project Number: 2019-126
 DWG Name: The Haven PDP-1.dwg
 Drawing Scale: AS NOTED
 Date of Project: 02/2021
 Engineer of Record:
 Paul J. Harrison, P.E.
 South Carolina PE# 24224
 North Carolina PE# 038371
bluewater
 civil design
 bluewater.civil.design, LLC
 718 Lowndes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

SITE LEGEND	
	ASPHALT PAVEMENT SECTION
	VEGETATIVE BUFFER
	OPEN SPACE
	HIDDEN EMERGENCY ACCESS
	SIDEWALK
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	FLOODPLAIN
	PROPOSED R/W
	PROPOSED E.O.P.
	PROPOSED C/L ROAD
	SIGHT DISTANCE LINES
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER

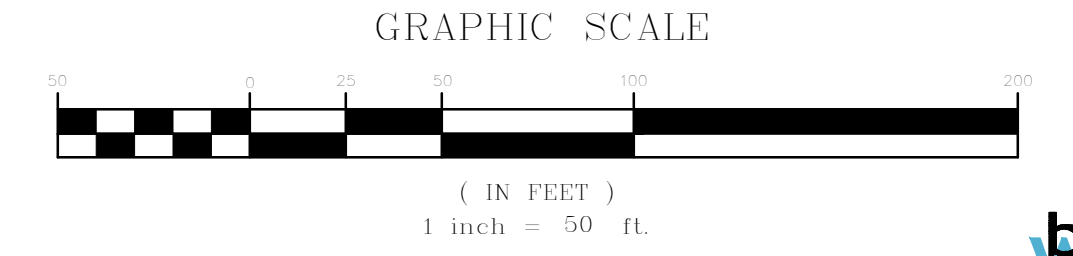
- ### GENERAL NOTES
- ALL NEW RES. LOTS TO HAVE INTERNAL ACCESS ONLY.
 - PUBLIC WATER IS AVAILABLE ALONG NE MAIN STREET PROVIDED BY GREENVILLE WATER SYSTEM. SANITARY SEWER IS AVAILABLE ALONG PERRY AVENUE AND WILL BE PROVIDED BY CITY OF SIMPSONVILLE.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
 - 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
 - A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. CITY OF SIMPSONVILLE SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
 - ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 20' MIN. PRIVATE R.O.W.
 - SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
 - ALL WORK WITHIN THE PUBLIC R.O.W. SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
 - ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED. ACCORDING TO FIRM PANEL 45045C0482E FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.



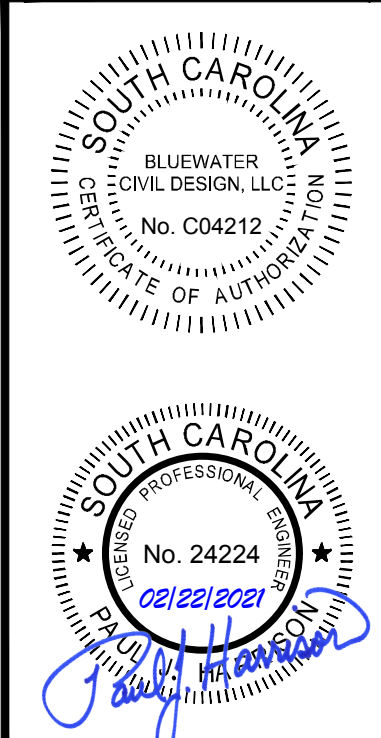
DEVELOPER
 COMPANY: E & H PROPERTY, LLC
 ADDRESS: 20 OVERBROOK CT., SUITE 400
 GREENVILLE, SC 29607
 PHONE: 864-637-9302
 CONTACT: FORD ELLIOTT
 EMAIL: FORD.ELLIOTT@SVN.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWNDES HILL ROAD
 GREENVILLE, SC 29607
 PHONE: 864-326-4202
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

PRELIMINARY			
THE HAVEN			
Developer	Engineer		
E & H Property, LLC	Bluewater Civil Design, LLC		
Ford Elliott	Paul J. Harrison, P.E.		
20 Overbrook Ct. Suite 400	718 Lowndes Hill Road		
Greenville, SC 29607	Greenville, SC 29607		
864-637-9302	864-326-4202		
Total Acreage: ±8.65 Ac.	Existing Zoning: R-O1 & B-G		
Number of Units: 48 Units	Requested Zoning: ID		
	New Roadway: ±2,853 LF		



THE HAVEN
 (Mixed Use Development - PDP)
 NE. Main St. & Perry Ave.
 Simpsonville, SC



REVISION	DATE	ISSUE COMMENT
A	02/22/2021	Issued Preliminary Dev. Plan

Preliminary Development Plan

PDP-1



March 10, 2020

Letter of availability

Re: Perry Ave- Cottage Subdivision
Tax Map# 0310000700400, 0301000500500
Location: Hwy 14 & Perry Ave
Greer, SC

To: Melanie Giles
Blue Water Civil Design LLC
718 Lowndes Hill Road
Greenville SC 29607

Based on the information provided, Charter Communications has facilities in the area to provide video, data and phone service to the above reference project.

If I can be of further assistance, please do not hesitate to call me.

Regards,

A handwritten signature in black ink that reads "Derry Rollins". The signature is written in a cursive, flowing style.

Derry Rollins | Construction Supervisor
1511 S Batesville Rd | Greer, SC 29650
derry.rollins@charter.com | 864-286-5162



March 12, 2020

Melanie Giles

BlueWater Civil Design, LLC

718 Lowndes Hill Road

Greenville, SC 29607

Re: Perry Avenue Tract – Cottage Subdivision, Simpsonville, SC 29681

Tax Map #0310000700400, #0301000500500

Bluewater Project #: 2019-126

This letter is to confirm that natural gas is available at the above referenced location. Please contact us to discuss Piedmont's main extension policies and procedures. If I may be of further assistance, please let me know.

Regards,

Tammie Wolfe

Residential Sales Specialist

864.350.1779

tammie.wolfe@duke-energy.com



GreenvilleWater

407 West Broad Street • P.O. Box 687 Greenville, SC 29602 • 864.241.6155 tel • 864.241.6077 fax • www.greenvillewater.com

February 27, 2020

Bluewater Civil Design, LLC
Attn: Ms. Mackenzie Poston
718 Lowndes Hill Road
Greenville, SC 29607
Email: mackenzie@bluewatercivil.com

RE: Tax Map #0310000700400 & 0301000500500 – Hwy. 14 & Perry Avenue
(per Perry Avenue Tract Site Plan attached, 22 Lots)

Dear Ms. Poston:

Greenville Water owns and maintains a 16-inch water line along Main Street/Highway 14 and a 6-inch water line along Perry Avenue which are currently available to serve the property above (as shown on the attached 22 lot Site Plan) in accordance with the Rules and Regulations of Greenville Water.

A map depicting the existing water lines in this area has been enclosed for your convenience.

Sincerely,
GREENVILLE WATER

Susan Overstreet
Development Services Engineer

SO/ci
Enclosure

Title

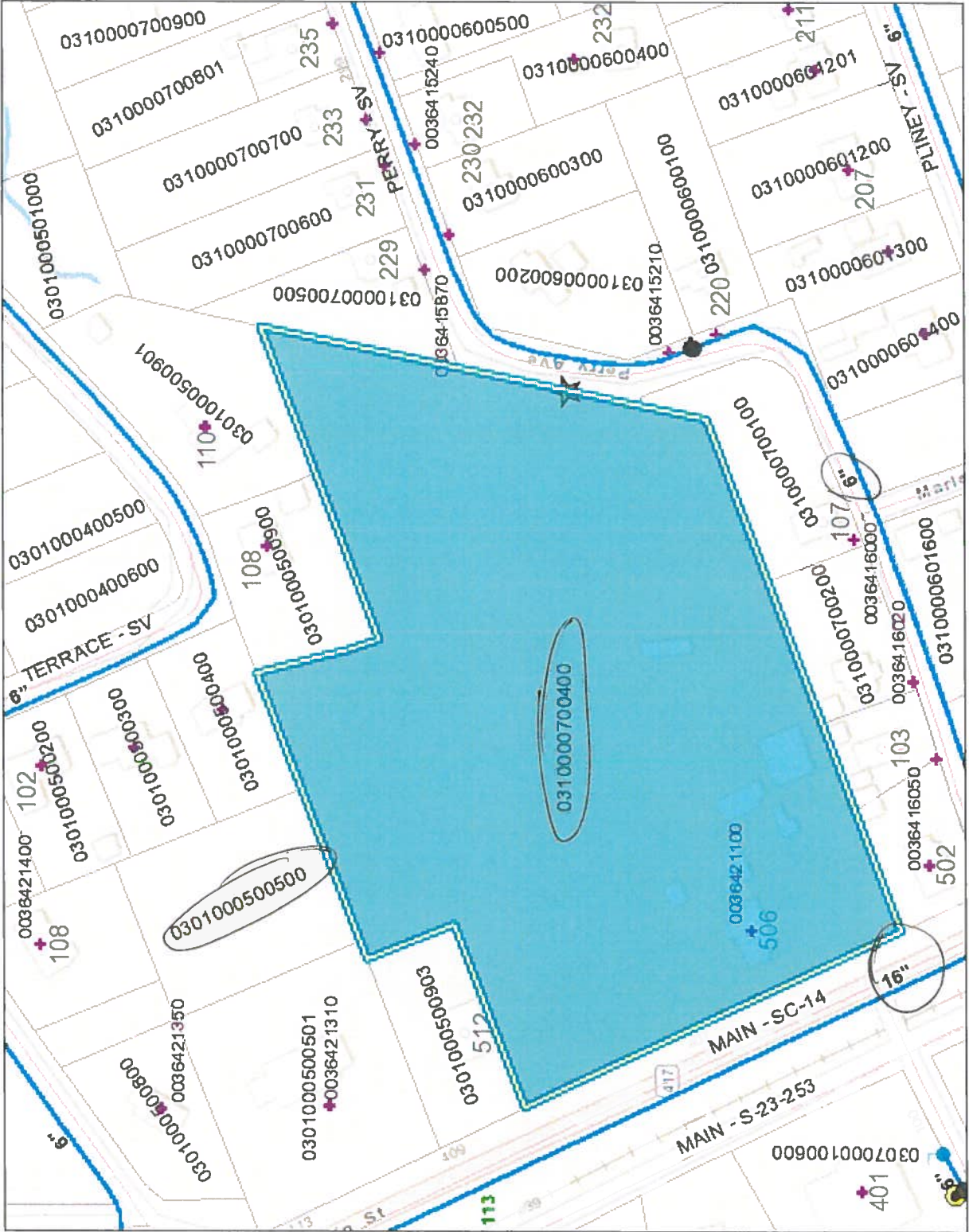


Legend

- Pipe Break - Current
 - IS: Yellow cross
 - MAIN: Red cross
 - VALVE: Green cross
- Current Water Off: Red square
- Engineering Projects: Star
- New Development - Commissi: Star
- Butterfly Valves: Blue circle
- Direction Not Known: Black circle
- Open Left: Green circle
- Open Right: Yellow circle
- Altitude Valves: Blue circle
- Air Valves: Blue circle
- Blow Off Valves: Blue circle
- Check Valves: Blue circle
- Flow Control Valves: Blue circle
- Fireline Valves: Blue circle
- Direction Not Known: Black circle



Notes



This map is not an as-built and is for general reference purposes only. Greenville Water expressly disclaims responsibility for damages or liability that may arise from the use of this map.

North arrow pointing up.

Scale bar: 0, 154, 309 Feet. Scale: 1:1,853.

1/17/2020



Kandace Collins
1636 Pearman Dairy Rd
Anderson, S.C. 29625
O: 864-260-6052
C: 864-209-9417

March 19, 2020

Mackenzie Poston
Bluewater Civil Design, LLC
718 Lowndes Hill Rd
Greenville SC, 29607
C: (864) 617-9004

Subject: Letter of Electric Availability

Dear Ms. Poston:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Perry Avenue and State Highway 14 in Simpsonville, S.C. (TMS 0310000700400, 0301000500500) provided all necessary easements, permits and rights-of-way can be obtained. Please call Kandace Collins at Duke Energy at (864) 209-9417 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

Kandace S. Collins

Kandace S. Collins
Engineering Design Associate
1636 Pearman Dairy Rd
Anderson, S.C. 29625
O: (864) 260-6052
C: (864) 209-9417
Kandace.Collins@duke-energy.com



Public Main Extension Preliminary Capacity Request Form
Form Revision Date: 4/13/2016

Project Information

Project Name: Perry Avenue Tract Date: 01/23/2020
Engineer (Company): Bluewater Civil Design Phone: 864-735-5068
Engineer (Contact): Paul J Harrison, PE Signature: [Signature]
Engineer Address: 718 Lowndes Hill Rd, Greenville, SC 29607 Email: paul@bluewatercivil.com
Developer (Company): HPS Development, LLC Phone: 864-420-7475
Developer (Contact): Doug Hunt Email: hunt.doug@me.com
Developer Address: 110 Creekwood Court, Greenville, SC 29607
Tax Map Numbers for Project: 0310000700400 & 0301000500500

Proposed Water Resource Recovery Facility: Durbin Creek WRRF
Estimated Total Sewer Flow: 5,400 5,100 gal/day. Attach Flow Calculations. (Average daily flow as calculated using SCDHEC Unit Contributory Loadings)

Connection Type - [x] Gravity [] Force Main Connection Point - [x] Satellite Sewer MH [] ReWa MH
Attach map identifying proposed connection point to existing collection/trunk sewer.

Are Multiple Collection Agencies involved? [] Yes [x] No If yes, both agencies will need to fill out the respective portions of the form below.

Ownership, Operation & Maintenance of Collection System will be assigned to: City of Simpsonville

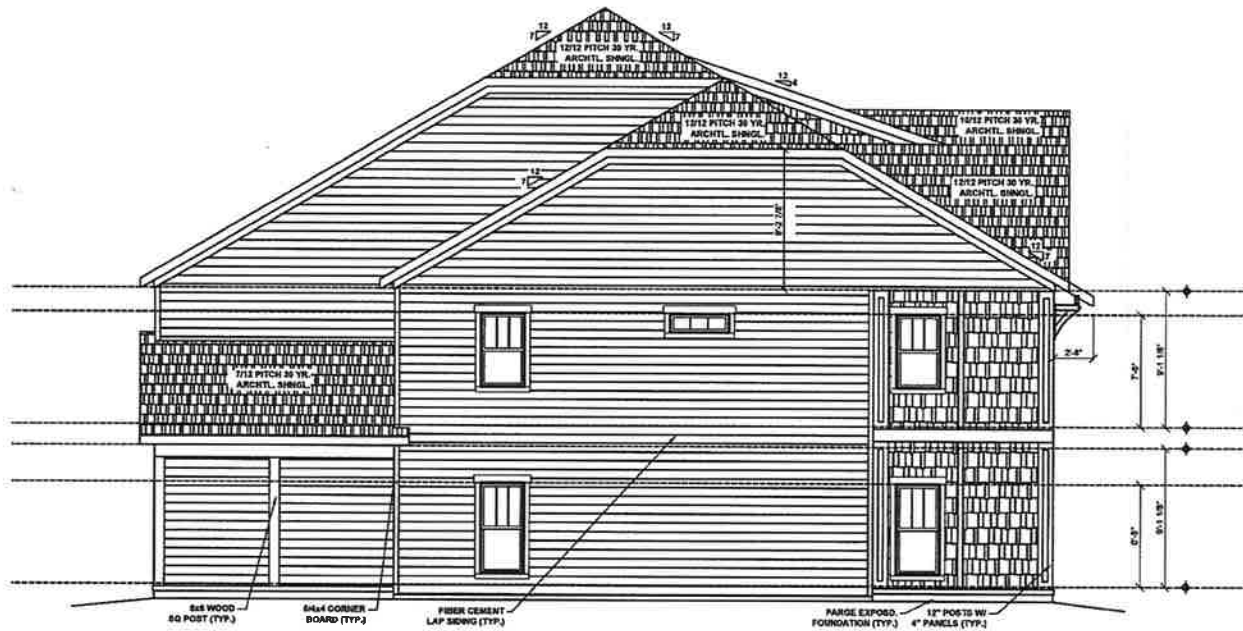
Will there be a new Pump Station associated with this development? [] Yes [x] No

Primary Satellite Sewer Agency Preliminary Approval Agency Name: City of Simpsonville
Does capacity appear to be available to serve this project? [x] Yes [] No Approved Connection Point? [x] Yes [] No
Comments:
Collection Agency Signature: [Signature] Date: 1/31/19

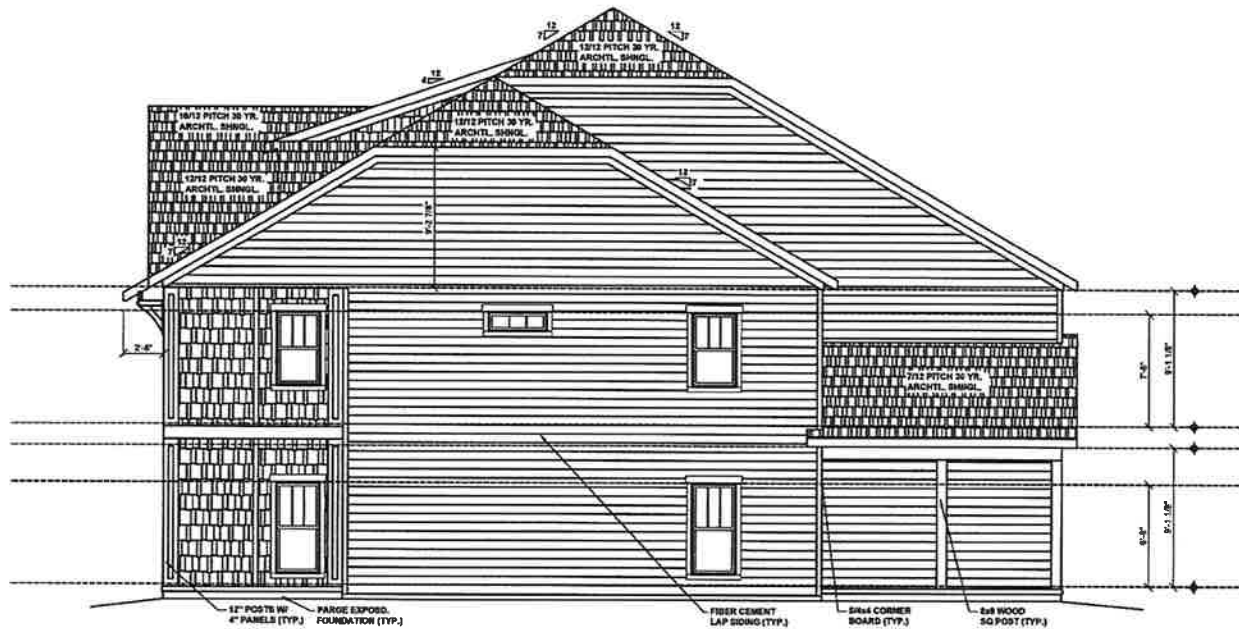
Secondary (Transport) Sewer Agency Preliminary Approval Agency Name:
Does capacity appear to be available to serve this project? [] Yes [] No
Comments:
Collection Agency Signature: Date:

ReWa Preliminary Approval
[x] ReWa has verified all affected agencies have completed review form. ReWa Project No: PME2020-017
Does ReWa capacity appear to be available to serve this project? [x] Yes [] No Approved Connection Point? [x] Yes [] No
Is project authorized to move to the Step 2 permitting process? [x] Yes [] No ReWa Pretreatment form attached? [] Yes [x] N/A
Comments:
ReWa Representative: [Signature] Date: 2/14/2020

This form does not constitute a permit to connect from ReWa or any sanitary sewer agency, nor is it to be used to obtain building permits from any regulatory agency. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by this preliminary approval. Capacity is allocated on a first come first serve basis during the subsequent ReWa Capacity Approval Process (Step 2). Upon meeting all requirements (plan review and approval, payment of all applicable fees, etc.), ReWa will issue a separate letter for use in obtaining a SCDHEC Permit to Construct. The engineer shall contact the individual Satellite Sewer Agencies involved to determine their policies, procedures, and requirements. Note: Approval is valid for 24 months from the executed date of this document.



LEFT ELEVATION
 $1/8" = 1'-0"$



RIGHT ELEVATION
 1/8" = 1'-0"

2x4 POSTS W/
 4x PANELS (TYP.)

PAVING EXPOSED
 FOUNDATION (TYP.)

FIBER CEMENT
 LAP SIDING (TYP.)

2x4x CORNER
 BOARD (TYP.)

2x8 WOOD
 SO POST (TYP.)

2'-0"

7'-0"

8'-0"

12/12

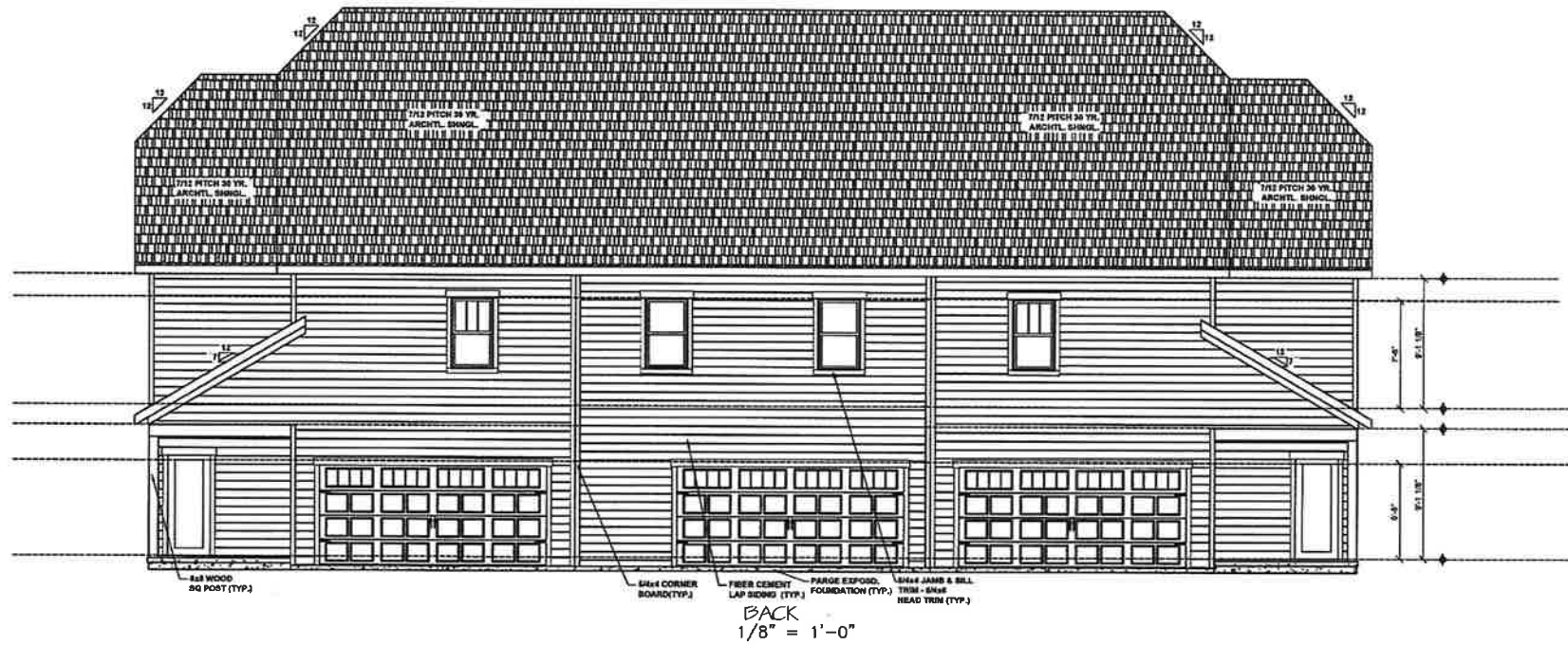
12/12

12/12 PITCH 30 YR.
 ARCHTL. SHINGL.

12/12 PITCH 30 YR.
 ARCHTL. SHINGL.

12/12 PITCH 30 YR.
 ARCHTL. SHINGL.

12/12 PITCH 30 YR.
 ARCHTL. SHINGL.





THE HAVEN COMMERCIAL INSPIRATION

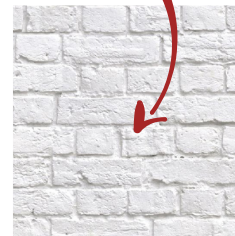
- Neutral Stone Elements
- Cedar Accents on Porches
- White Brick Exterior
- White Vertical Board & Batten Exterior
- Natural Stone Hardscaping
- Use of Gravel for Landscaping



CEDAR ACCENTS ON PORCHES
- Posts & Ceilings



- WHITE BRICK EXTERIOR
- VERTICAL BOARD & BATTEN
- NATURAL ELEMENTS



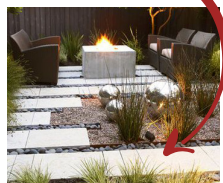
- ROOF INSPIRATION
FOR GAZEBO'S



- WHITE STONE FOR OUTDOOR FIRE
AND POOL AREAS
- LIGHTER, BRIGHTER NATURAL ELEMENTS



- NATURAL
HARDSCAPING
- Gravel
- Light Stone









EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed The Haven mixed-use development in accordance with SCDOT guidelines. The proposed development is located on the northeast of SC 14/ North Main Street in Simpsonville, South Carolina. The development is proposed to consist of 48 townhouses and 1.95 acres of commercial property. There will be a single access point on SC 14/ North Main Street.

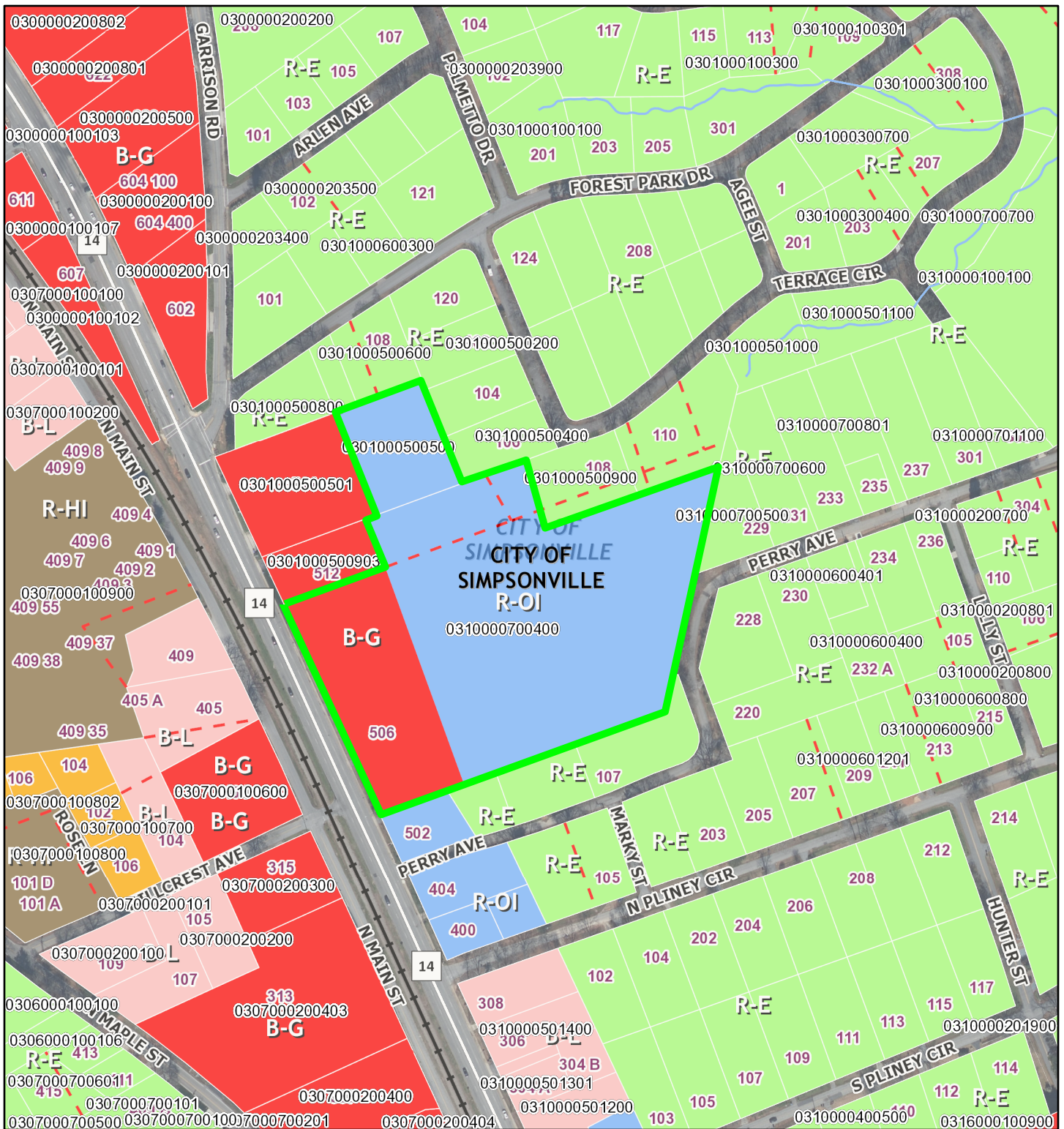
The development access should function with moderate delays approaching SC 86 during the peak hours. Delays of this nature are typical of minor street approaches to major roadways. The access should provide one ingress and two egress lanes.

Left turn lane analysis showed that a turn lane into the access location is warranted by the SCDOT Roadway Design Manual Section 9.5.1.2 reference to TRB Highway Research Record 211, *Volume Warrants for Left Turn Lanes at Unsignalized Grade Intersections*. Figure 1 in the appendix of TRB 211 shows that for the given traffic flow volumes, a left turn on an undivided highway such as SC14 is warranted in this location. Additionally, SCDOT guidance recommended a left turn at this location to prevent issues that had arose in a similar location and situation. As such, the analysis recommends that a left turn lane be installed at the access to the site drive off SC14.

The intersection of SC14 and Garrison Road currently functions with minimal delays during the peak hours. With construction of the project, the signal should continue to function with minimal delays and queuing. The WB approach shows an improvement in the LOS at the intersection, stemming from a better utilization of the green time for the vehicles arriving at the signal.

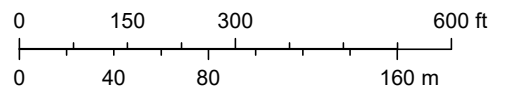
The intersection of SC 14/ NE Main Street & Hillcrest Avenue currently functions with moderate but expected delays during the peak hours on the minor street. With construction of the project, SC 14 will continue to function with equivalent delays. As such no modifications to these intersections are recommended at this time.

Z-2021-01 506 NE Main St Rezoning



May 25, 2021

1:3,200



Greenville County GIS Division, Greenville, South Carolina., Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division

CITY OF SIMPSONVILLE, SOUTH CAROLINA

TITLE: ORDINANCE NO. TX-2021-01. AN ORDINANCE CONTAINING VARIOUS REFINEMENTS TO THE SIMPSONVILLE ZONING ORDINANCE.

BASIS FOR THE ORDINANCE: TITLE 6, CHAPTER 29, SOUTH CAROLINA CODE OF LAWS

ENACTING CLAUSE: NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA

CITATION OF ORDINANCE REPEALED: None

PROVISION OF ORDINANCE: See provision of ordinance below.

SECTION NUMBERS: See below.

EFFECTIVE DATE OF ORDINANCE: Upon final approval by Council after second reading and signing by the Mayor.

NAME OF PERSON REQUESTING INTRODUCTION OF ORDINANCE: Planning & Economic Development Director, Jason Knudsen.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AS FOLLOWS:

*NOTE: Language in section 1 of this ordinance that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged.*

SECTION 1. That the City of Simpsonville Zoning Ordinance is hereby amended as follows:

7.2 General Procedures

7.2.4 Public Hearings

Specific applications are subject to public hearing and public notice requirements as set forth in this Section. Upon acceptance of an application that requires a public hearing, the Planning Director shall fix a reasonable date and time for the public hearing. Notice of public hearing requirements are as follows:

- A. Timing of public notice. Public notice as set forth in this Section shall be provided not less than the following number of calendar days prior to the public hearing:

Application Type	Published Notice	Posted Notice	Mailed Notice
Comprehensive Plan Amendment	30	--	--
Zoning Map Amendment	15	15	14
Zoning Ordinance Text Amendment	15	--	--
Special Exception	15	15	14
Variance	15	15	14
ID Master Site Plan	15	15	--
Street Renaming	15	15	--

- D. Mailed Notice. When required, the applicant shall cause notice of the public hearing to be mailed to adjoining or immediately adjacent property owners to the subject property not less than the number of days prior to the public hearing as specified in the preceding table. Mailing is to be conducted through the United States Post Office. A copy of the notification and certificate of mailing for each mail piece must be provided to the Planning Director. A proof of delivery or signature of receipt is not required.

For this purpose, adjoining or immediately adjacent is defined as properties that share any lot line or point along a lot line, and properties that are separated by a street, right of way, creek, or easement in common. Interstate 385 should be excluded as a right of way in common. Property owner is defined as the current owner(s) of record as listed by the Greenville County Register of Deeds.

- E. Public notice compliance. Excluding mailed notices, failure to comply with the public notice requirements shall result in the removal of an application from the public hearing meeting agenda. Any rescheduled public hearing on an application shall be subject to subsequent compliance with all public notice requirements.

F. *Official public hearing.* Where a public hearing is required by law to be held, the Planning Commission meeting at which the item is taken up for review, and for which adequate notice has been provided in accordance with this Section, shall constitute the official public hearing for that matter. Where final action on a request will be taken by City Council, the Planning Commission shall summarize and convey to City Council the comments received at such public hearing, along with its own recommendation for the action to be taken.

G. *Public hearing procedures.* Public hearings shall follow the rules of procedure adopted by the body which shall conduct the public hearing.

SIGNATURE OF MAYOR:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

Phyllis Long
City Clerk

David W. Holmes
City Attorney

FIRST READING: August 10, 2021
SECOND READING: September 14, 2021

To: Planning Commission
From: Planning & Economic Development Director, Jason Knudsen
Subject: TX-2021-02, Misc. Refinements to the City’s Zoning Ordinance
Meeting Date: July 27, 2021
Type of Agenda Item: Text Amendment to the Zoning Ordinance
Attachments: Proposed Ordinance

REQUEST

The Mayor has requested that staff amend the Zoning Ordinance to include a public hearing notice be mailed to properties adjacent to a rezoning, special exception, variance, or annexation request.

Section(s)	Amendment	Reason
7.2.4	To require the mailing of public notices to adjacent properties of rezoning, special exceptions, variances, or annexation requests.	To better inform property owners of potential changes.

PUBLIC HEARING PROCEEDING

A public hearing regarding this petition was conducted on July 6, 2021, before the body of the Simpsonville Planning Commission. There was no public comment.

PLANNING COMMISSION REVIEW

The Simpsonville Planning Commission reviewed the request to amend the Simpsonville Zoning Ordinance at their July 6, 2021, meeting. By a vote of 5-0, the Planning Commission recommends approval of TX-2021-02.

STAFF COMMENTS

Staff recommends the above refinements for the reasons described in the above table.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

TITLE: ORDINANCE NO. TX-2021-01. AN ORDINANCE CONTAINING VARIOUS REFINEMENTS TO THE SIMPSONVILLE ZONING ORDINANCE.

BASIS FOR THE ORDINANCE: TITLE 6, CHAPTER 29, SOUTH CAROLINA CODE OF LAWS

ENACTING CLAUSE: NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA

CITATION OF ORDINANCE REPEALED: None

PROVISION OF ORDINANCE: See provision of ordinance below.

SECTION NUMBERS: See below.

EFFECTIVE DATE OF ORDINANCE: Upon final approval by Council after second reading and signing by the Mayor.

NAME OF PERSON REQUESTING INTRODUCTION OF ORDINANCE: Planning & Economic Development Director, Jason Knudsen.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AS FOLLOWS:

*NOTE: Language in section 1 of this ordinance that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged.*

SECTION 1. That the City of Simpsonville Zoning Ordinance is hereby amended as follows:

3.2 Conditional and Special Exception Use Standards

3.2.20 Sales and Service, Motor Vehicles and Parts

A. Standards

1. Any fuel pumps or associated canopy shall be setback at least 25 feet from any right-of-way line of an adjacent street.
2. Lighting mounted on canopies shall be recessed into the canopy ceiling.

3. All service and repair operations shall be conducted within a fully enclosed building.
4. Service bay doors shall be oriented away from the public right of way.
5. All parts shall be stored within an enclosed building.
6. A permanent indoor sales/rental office must be located on the site of any auto sales or rental use.
7. Vehicles for sale or rent at an auto sales or rental use shall be parked in designated display areas as depicted on an approved site plan. Vehicles shall not be parked in any landscaped areas, on top of buildings, or in any location which obstructs visibility in sight triangles for streets and driveways.
8. Except for vehicles for sale or rent in designated display areas, vehicles shall not be stored on site unless stored within a fully enclosed building or stored behind the building within an area completely screened from the street and adjoining properties.
9. Carwash activities shall be entirely conducted within an enclosed structure or shall be completely screened and buffered from adjacent properties.
10. Excluding gas stations, the sales and service of motor vehicles and parts shall not be located within 2,000 feet of any existing sales and service of motor vehicles and parts. The required separation distance shall be measured in a straight line from the nearest point on the lot line of the property occupied by an existing motor vehicle service to the nearest point on the lot line of the subject property.

SIGNATURE OF MAYOR:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

Phyllis Long
City Clerk

David W. Holmes
City Attorney

FIRST READING: August 10, 2021
SECOND READING: September 14, 2021

To: Planning Commission
From: Planning & Economic Development Director, Jason Knudsen
Subject: TX-2021-03, Misc. Refinements to the City's Zoning Ordinance
Meeting Date: July 27, 2021
Type of Agenda Item: Text Amendment to the Zoning Ordinance
Attachments: Proposed Ordinance

REQUEST

Due to the sudden increase in businesses classified as Motor Vehicles Sales and Service, City Council, by resolution, have directed the Planning Commission and staff to review the conditions for these businesses. There is concern regarding the proximity of these businesses to one another creating areas without a diversity of goods and services.

Section(s)	Amendment	Reason
3.2.20 (10)	To require businesses classified as Sales and Service Motor Vehicles to be no closer than 2,000 feet from one another.	To allow for the diversity of goods and services in a given area.

PUBLIC HEARING PROCEEDING

A public hearing regarding this petition was conducted on July 6, 2021, before the body of the Simpsonville Planning Commission. There was no public comment.

PLANNING COMMISSION REVIEW

The Simpsonville Planning Commission reviewed the request to amend the Simpsonville Zoning Ordinance at their July 6, 2021 meeting. By a vote of 5-0, the Planning Commission recommends denial of TX-2021-03.

Concerns were expressed by the Commission regarding choosing a type of business to restrict in this manner.

STAFF COMMENTS

Thought the Commission recommends denial, Staff recommends the above refinements for the reasons described in the above table.