

2nd REVISION
AGENDA
OF THE SIMPSONVILLE CITY
COUNCIL BUSINESS MEETING
October 11, 2022
6:30pm
City Hall – Council Chambers

1. **CALL TO ORDER**..... Mayor Shewmaker
2. **ROLL CALL**..... City Clerk, Phyllis Long
3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATION** – Everything Outdoor Fest Presentation – Jacqui McGuinness
5. **APPROVAL OF MINUTES** – September 13, 2022
6. **CITIZENS COMMENTS**
7. **BUSINESS**
 - a. 2nd Reading of AXZ-2022-03 – Annexation of property located at 201 Hwy 14.....Planner, Jon Derby
 - b. 2nd Reading of Z-2022-01 – Rezoning of properties located at 210, 214 & 218 Ladean Court.....Planner, Jon Derby
 - c. 2nd Reading of Ordinance #2022-04, Animal Control Ordinance.....City Administrator, Dianna Gracely
 - d. 1st Reading of AXZ-2022-04, Proposed annexation of property located on Fowler Rd & Howard Drive – Settlement ID Phase II.....Planner, Jon Derby
 - e. 1st Reading of Z-2022-02, Proposed rezoning of property located at 407 South Street.....Planner, Jon Derby
 - f. 1st Reading of Z-2022-03, Proposed rezoning of property at Tax Map #0330.00-01-001.24- Scuffletown Food Truck Park ID.....Planner, Jon Derby
 - g. SP-2022-11, Warehouse at Vaughn’s ID.....Planner, Jon Derby
 - h. 1st Reading of Ordinance #2202-06, Interkraft Simpsonville QC Deed.....City Administrator, Dianna Gracely
 - i. Appointment of City Clerk.....City Administrator, Dianna Gracely
8. **EXECUTIVE SESSION**

For the discussion of the performance of an employee in the Administration Department.
9. **ADJOURN**

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

ORDINANCE NUMBER

#2022-04

**AN ORDINANCE TO AMEND ARTICLE III (ANIMAL CONTROL) OF
CHAPTER 6 (ANIMALS) OF THE CITY OF SIMPSONVILLE CODE OF
ORDINANCES**

WHEREAS, the City of Simpsonville City Council reviews its Ordinances at various times to make necessary improvements and/or changes; and,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Simpsonville as follows:

Section 1. Amendment. Amend Article III (Animal Control) of Chapter 6 (Animals) as follows:

Sec. 6-81. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Animal means any nonhuman living vertebrate, whether wild or domesticated.

Animal control office means the office designated by the city with such powers and duties as are set forth in this article.

Animal control officer means the person appointed by the city administrator to be the animal control officer who shall be vested with the authority to enforce and otherwise administer the provisions of the animal control ordinance and state laws pertaining thereto.

Owner or keeper means any person who:

- (1) Has a right of property in an animal;
- (2) Keeps or harbors an animal or has it in his care, or acts as its custodian for two weeks or more; or
- (3) Permits an animal to remain on or about any premises occupied by him.

Vicious animal means an animal:

- (1) With a known propensity, tendency or disposition to attack unprovoked, to cause injury to, or to otherwise endanger the safety of humans or domestic pets; or
- (2) Which attacks or has attacked a human being or other domestic animal without provocation; or
- (3) Which is trained or used to fight, or to attack humans.

(Code 1995, § 6-71; Ord. No. 2016-08 , § 1, 10-11-2016)

Cross reference(s)—Definitions generally, § 1-2Cross reference(s)—.

Sec. 6-82. Animal control officer's scope of authority.

- (a) *General powers, authority and duties.*
- (1) The officer designated by the city with the enforcement of animal control shall have the authority to enforce all applicable laws concerning animal control as set forth by this article or other laws and such additional procedures, duties and responsibilities as the city shall, from time to time establish.
 - (2) It shall be the duty of the animal control officer to provide education, whether by house visits or information given out to new residents at the time they receive their occupancy permit. Information about animal control shall be given to apartment managers and local real estate offices.
 - (3) Nothing in this section shall abridge or limit the right and duty of law enforcement to enforce the provisions of this or any other law concerning animal control to the degree to which their training and expertise may allow them to do so.
- (b) *Maintenance of records.* The Animal Control Officer shall be familiar with and maintain accurate and complete records relating to the following matters:
- (1) Impoundment and disposition of all animals coming into his custody.
 - (2) All animals registered in the city.
 - (3) All money belonging to the city which is in his custody and for which he is accountable. All records shall be open to inspection at all times by persons authorized to inspect them and shall be audited annually by the city.
- (c) *Search warrants.* The animal control officer may obtain a search warrant to enter any premises upon which there is probable cause to believe that a violation of this article exists. The officer may then demand to examine such animal and take possession of the animal, when, in the officer's opinion, it requires removal from the premises and a violation of this article has occurred.
- (d) *Pursuit of rabid or abused animals.* The animal control officer is hereby authorized and empowered to follow and enter upon any enclosure or lot, public or private, within the city in quest of any animal which the animal control officer has reasonable cause to believe has been abused, neglected, is vicious, or has rabies.
- (e) *Impoundment of felines.* Notwithstanding any other provision of the Code of Ordinances of the city, the animal control officer shall have the authority, but shall not be required, to impound felines. The Animal Control Officer shall provide reasonable assistance to citizens who wish to impound felines.

(Code 1995, § 6-72; Ord. No. 1999-5A, § 6-72(e), 4-13-1999; Ord. No. 2017-001 , § 1, 6-12-2017)

Cross reference(s)—Officers and employees, § 2-131Cross reference(s)— et seq.

Sec. 6-83. Interference with animal control officer.

It shall be unlawful for any person to interfere with, hinder, molest or obstruct the animal control officer in the performance of his duty or seek to release any pet in his custody without his consent.

(Code 1995, § 6-73)

Sec. 6-84. Nuisance animals.

- (a) *Limitation on number.* It shall be a nuisance to keep more than four animals on the premises of any real estate lot of less than one acre in size. This provision shall not apply to a veterinarian or boarding establishment for animals, provided such person or business entity is in compliance with all licensing and zoning laws. Any person harboring or maintaining custody or control over animals in violation of this section shall be guilty of a misdemeanor. Each day of a continuing violation of this section shall be deemed a separate violation.
- (b) *Bothersome, threatening animals.* The actions of an animal constitute a nuisance when an animal disturbs the rights of, threatens the safety of, or damages a member of the general public, or interferes with the ordinary use and enjoyment of their property.
- (c) *Public nuisances described.* It shall be unlawful for any person to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not of limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance, and are therefore unlawful:
 - (1) Allowing or permitting an animal to damage the property of anyone other than its owner including, but not limited to, turning over garbage containers or damaging gardens or flowers.
 - (2) Maintaining an animal that habitually or repeatedly chases, snaps at, or attacks pedestrians, bicycles or vehicles, or any animal whose behavior constitutes a reasonable risk of injuring a human or other animal.
 - (3) Maintaining property in a manner that is offensive, annoying or dangerous to the public health, safety or welfare of the community because of the number, type, variety, density or location of the animals on the property.
 - (4) Allowing or permitting an animal to bark, whine, cry or howl in an excessive, continuous, untimely or unreasonable fashion, or to make other noise in such a manner so as to result in a serious annoyance or interference with the reasonable use and enjoyment of neighboring premises. It is the intent of this section to abate the problem of domestic animal howls, barks, whines or cries which materially interfere with or affect the health, comfort, peace and quiet within the city.
 - (5) Maintaining an animal in an environment of unsanitary conditions which results in offensive odors, filth, vermin or disease, or is dangerous to the animal or to the public health, safety or welfare.
- (d) *Complaint, investigation, notice to correct.* Upon the receipt of two detailed written and signed complaints from separate households in close proximity to the offender that a person

is violating the provisions of this section, the animal control officer or other appropriate law enforcement officer shall notify the owner or keeper of the domestic pet in question that a complaint has been received and shall investigate the complaint. If the investigation determines that the complaint is justified, the animal control officer or other appropriate law enforcement officer shall notify the owner or keeper of the domestic animal, in writing, to correct the violation.

(e) Confinement. If the animal control officer determines that an animal is a nuisance as defined in section 6-84, in addition to the penalties provided for in section 6-87, he may notify the owner, if the owner can be found, by serving a written notice upon him to confine the animal to his premises in a securely enclosed and locked pen. The pen must have either sides six feet high or a secure top. If the pen has no bottom secured to the sides, the sides must be embedded into the ground at a depth of no less than one foot. The written notice shall also provide that failure to comply within the five-day period shall be cause to seize and dispose of the animal as set forth in section 6-85(d).

(fe) *Continuing violations.* Should the owner or keeper of any domestic animal found to be in violation of this section fail to correct said violation after ten days, the owner of such domestic pet shall be subject to the penalties for violations provided in this section, with each day in violation constituting a separate offense.

(Code 1995, § 6-74; Ord. No. 2017-001 , § 1, 6-12-2017)

Sec. 6-85 Vicious animals and Seizure of animals.

(a) It shall be unlawful for any person to own, keep, have charge of or in any way maintain or harbor any animal which is vicious as defined in section 6-81. This shall not apply to any animal that attacks any person or animal unlawfully upon its owner's or keeper's premises.

(b) If the animal control officer determines that an animal is vicious as defined in section 6-81 ~~has dangerous propensities or is a nuisance as defined in section 6-84, or that it has attacked someone either without provocation or without causing serious bodily harm, in addition to the penalties provided for in section 6-87, the officer may, in his discretion, take the following actions: he shall~~

(i) Notify the owner, if the owner can be found, by serving a written notice upon him to confine the animal to his premises in a securely enclosed and locked pen. The pen must have either sides six feet high or a secure top. If the pen has no bottom secured to the sides, the sides must be embedded into the ground at a depth of no less than one foot. The premises must be clearly posted giving notice that a dangerous animal is kept on the property. Failure to comply within the five-day period shall be cause to seize and dispose of the animal as set forth in subsection (d) ~~(e)~~ of this section; or

(ii) Notify the owner, if the owner can be found, by serving a written notice upon him of the immediate seizure of the animal as set forth in subsection (d) of this section.

(c) The animal control officer shall consider the following factors and any other factors he considers relevant before seizing an animal he has determined to be vicious:

- _____ (i) prior complaints involving the animal;
- _____ (ii) prior violations of this Chapter involving the animal;
- _____ (ii) the severity of the attack and injuries inflicted upon a person or domestic animal;
- _____ (iv) the owner of the animal cannot be located or the animal has been abandoned; and,
- _____ (v) violations of state law or regulations concerning animals.

(de) If the animal control officer decides to seize an animal because he has determined that an animal is vicious or that it has not been properly confined pursuant to a notice as set forth in subsection (b) of this section or section 6-84(e), ~~If the animal control officer has determined that an animal is vicious or that it has not been properly confined pursuant to a notice as set forth in subsection (b) of this section, then he shall notify the owner immediately in writing, if the owner is known. The~~ the owner shall turn the animal over to the animal control officer immediately after such notification. If the owner fails to properly surrender the animal, he may be arrested for a violation of ~~subsection (a) of this section and an order of forfeiture of the animal may be sought from the court. If the owner fails to properly surrender the animal, he may be arrested for a violation of subsection (a) of this section and an order of forfeiture of the animal may be sought from the court.~~ The animal may be seized pending trial. Upon the court's final determination that the animal is vicious or upon conviction under this section, the court may order ~~animal control officer may the disposal~~ dispose of the animal in one of only two specific ways:

- (1) By the humane destruction of the animal; or
- (2) By giving the animal to an individual or organization not within the limits of the city, subject to protective and inspection conditions required by the animal control officer, for the well-being of the animal and the protection of the public.

(ed) An animal declared to be a vicious animal shall not be disposed of for research or experimental purposes. These provisions are intended to supplement state law and vicious animals may also be seized under the provisions of S.C. Code 1976, § 47-3-750.

(Code 1995, § 6-75; Ord. No. 2017-001 , § 1, 6-12-2017)

Sec. 6-86. Enforcement; procedure for search warrant and seizure.

- (a) When a complaint is made on oath or affirmation to any magistrate or municipal judge authorized to issue warrants in criminal cases that the complainant believes or has probable cause to believe that this section in relation to animals has been violated in any particular building, premises or place, such magistrate or judge, if satisfied that there is probable cause for such belief, shall issue a search warrant authorizing any law enforcement officer, accompanied by an animal control officer, to search the building or place.
- (b) The animal control officer may examine such animal and may take immediate possession of such animal when, in his opinion, it is receiving inhumane treatment.
- (c) Upon conviction, a fine shall be assessed in accordance with section 6-87.

(Code 1995, § 6-76)

Sec. 6-87. Penalty.

- (a) Any person who violates the provisions of this article shall be deemed guilty of a misdemeanor and upon conviction, shall be punished in accordance with section 1-9 and shall also be responsible to pay costs for shelter, food, and veterinarian bills incurred by the City for its care of the animal.
- (b) The court shall not waive or suspend any fine levied in accordance with this section by allowing an owner to give up or surrender possession of any animal.

(Code 1995, § 6-77)

CITY OF SIMPSONVILLE, SOUTH CAROLINA

Paul Shewmaker, Mayor

ATTEST:

Phyllis Long, Municipal Clerk

First Reading: _____, 2022

Second and
Final Reading: _____, 2022

Approved as to Form:

Daniel R. Hughes, City Attorney

ORDINANCE NO. AXZ-2022-03

AN ORDINANCE TO ADOPT A PETITION FOR ANNEXATION OF 201 HWY 14, TAX MAP# 0297.00-01-012.03 BY 3362 LLC INTO THE CITY OF SIMPSONVILLE, SOUTH CAROLINA

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

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

WHEREAS, the hereinafter described property was advertised on June 29, 2022, and the City of Simpsonville Planning Commission held a public hearing on August 2, 2022.

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

1. **ANNEXATION:** The attached Petition for Annexation and Rezoning into the City pursuant to South Carolina Code of Laws Section 5-3-150, wherein the property owner has signed a petition requesting annexation into the City of Simpsonville requesting the annexation of land depicted in the deeds contained in Book 2416 on Page 2276 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 B-G, Business-General District.

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

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

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

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

ORDINANCE NO.: AXZ-2022-03

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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

Daniel Hughes
City Attorney

First Reading: September 13, 2022

Second Reading: October 11, 2022

ORDINANCE NO. AXZ-2022-04

AN ORDINANCE TO ADOPT A PETITION FOR ANNEXATION OF TAX MAP # 0560.03-01-031.01, 0560.03-01-031.00, 0560.03-01-031.04, 0560.03-01-015.01, 0560.03-01-031.02, & PORTION OF TAX MAP# 0560.04-01-005.06) BY THE SETTLEMENT LLC, INTO THE CITY OF SIMPSONVILLE, SOUTH CAROLINA

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

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

WHEREAS, the hereinafter described property was advertised on August 3, 2022, and the City of Simpsonville Planning Commission held a public hearing on September 6, 2022.

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

1. **ANNEXATION:** The attached Petition for Annexation and Rezoning into the City pursuant to South Carolina Code of Laws Section 5-3-150, wherein the property owner has signed a petition requesting annexation into the City of Simpsonville requesting the annexation of land depicted in the deeds contained in Book 1893 on Page 613, Book 0878 & on Page 575, Book 1659 & on Page 1919, Book 1891 & on Page 681, Book 2476 & on Page 1761, and being a portion of the property now or formerly Deed Book 2636 & on Page 5670 depicted in exhibit "A" and designated as 0.837 acres of portion of TAX map# 0560.04-01-005.06 described more particularly below to wit:

COMMENCING at an iron pin located 860.28' south of the intersection of Howard Drive (S 23-160) and Fowler Road (S 23-161) and turning along a common line with The Settlement LLC (DB 2570-4005) N 85-21-37 W for 403.09' to an iron pin being the point of beginning; thence S 0-39-46 W for 279.08' to an iron pin; thence S 83-03-17 W for 126.11' to a crimp top; thence N 0-39-46 E for 304.47' to an open top; thence S 85-21-37 E for 125.30' to an iron pin being the point of beginning. Said tract to be combined and made part of TMS# 0560030103109 as depicted in Exhibit "A" & "B", attached 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" & "B", the zoning classification of I-D, Innovative Development District.

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

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

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

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

6. DISTRICT ASSIGNMENT: The within described property shall be assigned to City Council Ward Five (5).

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.

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

Daniel Hughes
City Attorney

First Reading: October 11, 2022
Second Reading: November 8, 2022

ORDINANCE NO. Z-2022-01

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA OF LAND AT TAX MAP# 0330.00-01-001.47, 0330.00-01-001.46 & 0330.00-01-001.45 OWNED BY FAVORS PROPERTIES LLC

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 July 15, 2022, and the City of Simpsonville Planning Commission held a public hearing on August 2, 2022.

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 # 0330.00-01-001.47 depicted in the deed contained in Book 2650 on Page 1606, Tax Map # 0330.00-01-001.46 depicted in the deed contained in Book 2650 on Page 1606, & Tax Map # 0330.00-01-001.45 depicted in the deed contained in Book 2619 on Page 3932 of the official records of Greenville County Register of Deeds and as depicted in Exhibit "A" & "B", attached hereto, the zoning classification of B-I, Business Industrial 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-2022-01

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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

Daniel Hughes
City Attorney

First Reading: September 13, 2022
Second Reading: October 11, 2022

ORDINANCE NO. Z-2022-02

**AN ORDINANCE TO AMEND THE ZONING MAP
OF THE CITY OF SIMPSONVILLE, SOUTH
CAROLINA OF LAND AT TAX MAP# 0309.00-01-
035.00 OWNED BY H E TUTTLE III**

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 August 3, 2022, and the City of Simpsonville Planning Commission held a public hearing on September 6, 2022.

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 # 0309.00-01-035.00 depicted in the deed contained in Book 1606 on Page 788, of the official records of Greenville County Register of Deeds and as depicted in Exhibit "A", attached hereto, the zoning classification of R-OI, Residential Neighborhood, Office & Institution 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-2022-02

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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

Daniel Hughes
City Attorney

First Reading: October 11, 2022
Second Reading: November 8, 2022

ORDINANCE NO. Z-2022-03

**AN ORDINANCE TO AMEND THE ZONING MAP
OF THE CITY OF SIMPSONVILLE, SOUTH
CAROLINA OF LAND AT TAX MAP# 0330.00-01-
001.24 BY JUSTIN A. HOLCK**

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 August 16, 2022, and the City of Simpsonville Planning Commission held a public hearing on September 6, 2022.

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 # 0330.00-01-001.24 depicted in the deed contained in Book 2017 on Page 1210 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-2022-03

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

Daniel Hughes
City Attorney

First Reading: October 11, 2022
Second Reading: November 8, 2022