

AGENDA
SIMPSONVILLE CITY COUNCIL
COMMITTEE OF THE WHOLE
MEETING
April 23, 2024
6:00pm
Council Chambers – City Hall

1. **CALL TO ORDER**.....Mayor Shewmaker
2. **ROLL CALL**.....Ashley Clark, City Clerk
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES** – March 26, 2024
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. Financial ReportChristine Furino, Finance Director
 - B. City Administrator Report..... Dianna Gracely, City Administrator
7. **BUSINESS**

Items Anticipated to Come Before Council

 - A. **SP-2024-05 Harrison Park ID Major Change**.....Jon Derby, Planner
 - B. **Z-2024-03 Proposed Rezoning to ID, Property located on W. Georgia Rd**.....Jon Derby, Planner
 - C. **TX-2024-01 Misc. Refinements to the Zoning Ordinance**.....Jon Derby, Planner
 - D. **Presentation of FY 2024-2025 Budget**.....Dianna Gracely, City Administrator
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.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

**AN ORDINANCE TO AMEND ARTICLE 7 OF THE CITY OF
SIMPSONVILLE ZONING ORDINANCE**

WHEREAS, the Simpsonville City Council reviews the city ordinances at various times to make necessary improvements and/or changes; and,

WHEREAS, City of Simpsonville has determined that amendments to its zoning ordinance are needed to allow for a simple majority to override a Planning Commission recommendation; and,

WHEREAS, the City of Simpsonville finds that allowing Council to override a recommendation from Planning Commission by a simple majority rather than a concurring 5 votes will provide Council with more control of the development of the city; and,

WHEREAS, the City of Simpsonville Zoning Ordinances may be amended from time to time as circumstances and the best interests of the community have required; and,

WHEREAS, the City of Simpsonville Planning Commission recommended approval of the zoning amendments contained herein at a public hearing on April 11, 2024 after due notice for the purpose of considering the proposed amendments to the City of Simpsonville Zoning Ordinance.

WHEREAS, the Mayor and City Council, after considering all of the facts and circumstances surrounding the proposed amendments to the City of Simpsonville Zoning Ordinance, do hereby find that the amendments as set forth herein are in the best interests of the City of Simpsonville.

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:

7.3.5 Actions by the City

C. The City Council shall consider the recommendation of the Planning Commission in taking action to approve or deny the application. A concurring vote of at least five a

simple majority of City Council members shall be required to override the recommendation of the Planning Commission.

7.4.5 Actions by the City

C. The City Council shall consider the recommendation of the Planning Commission in taking action to approve or deny the application. A concurring vote of ~~at least five a~~ simple majority of City Council members shall be required to override the recommendation of the Planning Commission.

7.5.5 Actions by the City

C. The City Council shall consider the recommendation of the Planning Commission in taking action to approve or deny the application. A concurring vote of ~~at least five a~~ simple majority of City Council members shall be required to override the recommendation of the Planning Commission.

SIGNATURE OF MAYOR:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

Ashley Clark
City Clerk

Daniel Hughes
City Attorney

FIRST READING: May 14, 2024
SECOND READING: June 11, 2024

ORDINANCE NO. Z-2024-03

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA OF LAND AT TAX MAP# 0574.03-01-002.01 (1212 W. GEORGIA RD) & 0574.03-01-002.03 (27305 W. GEORGIA RD) BY MARTHA A JAMES, & AT TAX MAP#0574.04-01-001.01 (1214 W. GEORGIA RD.), BY PHYLLIS BOWMAN

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 March 13, 2024, and the City of Simpsonville Planning Commission held a public hearing on April 11, 2024.

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 # 0574.03-01-002.01, & 0574.03-01-002.03, depicted in the deed contained in Book 2649 on Page 4292 and Tax Map # & 0574.04-01-001.01, depicted in the deed book contained in Book 2041 on Page 216 as depicted in Exhibit “A” & “B”, 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-2024-03

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:

Ashley Clark
City Clerk

Daniel Hughes
City Attorney

First Reading: May 14, 2024
Second Reading: June 11, 2024