

**Minutes of the
Simpsonville City Council
Committee of the Whole Meeting
March 25, 2025
6:00PM
Council Chambers – City Hall**

CALL TO ORDER – Mayor Shewmaker

CITY COUNCIL:

Mayor Paul Shewmaker
Ward 1 Chad O’Rear
Ward 2 Aaron Rupe
Ward 3 Shannon Williams
Ward 4 Sherry Roche
Ward 5 Tim Pinkerton
Ward 6 Lou Hutchings

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES –The minutes for February 25, 2025 were approved as written.

CITIZEN COMMENTS- none.

BUSINESS

A. Z-2025, Proposed rezoning of properties at 101, 103, and 16333 East College St.

Motion by Councilmember Williams with a 2nd by Councilmember Hutchings to move Z-2025-01, proposed rezoning of properties at 101, 103, and 16333 East College Street to the next business meeting. Y-7 N-0. Motion carried.

B. TX-2025-01, Miscellaneous Refinements to the Zoning Ordinance

Motion by Councilmember Rupe with a 2nd by Councilmember Pinkerton to move TX-2025-01, Miscellaneous Refinements to the Zoning Ordinance to move to the next business meeting.

Subsidiary motion by Councilmember Rupe with a 2nd by Councilmember Roche to postpone this item to the next committee of the whole. Y-7 N-0. Item postponed.

C. Proposal to revise Ordinance AXZ-2021-01, Property at 215-231 Stenhouse Road

Motion by Councilmember Hutchings with a 2nd by Councilmember Roche to move revise Ordinance AXZ-2021-01, Property at 215-231 Stenhouse Road to the next business meeting. Y-7 N-0. Motion carried.

D. Proposal to Change Zoning Regulations

Motion by Councilmember O’Rear with a 2nd by Councilmember Pinkerton to direct the Planning Commission to consider amending the Zoning Ordinance to allow tattoo parlors and body piercing establishments to the next business meeting. Y-2 N-5. Motion failed. Councilmembers Rupe, Williams, Roche, Hutchings, and Mayor Shewmaker voting no.

E. Proposed additions to the Zoning Ordinance

Motion by Councilmember O’Rear with a 2nd by Councilmember Rupe to direct the Planning Commission to consider amending the Zoning Ordinance to include specific review of infrastructure, transportation, density, environmental impact, and school capacity before approval of residential development to the next business meeting.

Subsidiary motion by Councilmember O'Rear with a 2nd by Councilmember Rupe to amend bullet point #4 by striking "must be at or below 95%" and replacing it with "must evaluate school capacity." Y-4 N-3. Motion carried. Councilmembers Roche, Hutchings, and Mayor Shewmaker voting no.

Vote on the main motion as amended. Y-2 N-5. Motion failed. Councilmembers Rupe, Williams, Roche, Hutchings, and Mayor Shewmaker voting no.

F. MetroConnects Intergovernmental Agreement

Motion by Councilmember Hutchings with a 2nd by Councilmember Williams to move MetroConnects Intergovernmental Agreement to the next business meeting. Y-7 N-0. Motion carried.

G. Parking lease for Verdin lots

Motion by Councilmember Rupe with a 2nd by Councilmember Pinkerton to move the Parking lease for Verdin lots to the next business meeting.

Subsidiary motion by Councilmember Pinkerton with a 2nd by Councilmember Hutchings to amend by making this a counteroffer to the proposed lease amount at \$1000 per month. Y-7 N-0. Motion carried.

Vote on the new main motion of a \$1000 per month counteroffer for the parking lease for Verdin lots and move this item to the next business meeting. Y-7 N-0. Motion carried.

EXECUTIVE SESSION

Motion by Councilmember Roche with a 2ND by Councilmember Williams to enter into Executive Session to discuss a personnel matter in the administrative department. Y-7 N-0. Motion Carried.

Upon returning from Executive Session, the following vote was taken.

Motion by Mayor Shewmaker with a 2nd by Councilmember Hutchings to approve an employee contract with Tee Coker and appoint him to assume the role of City Administrator under the terms and conditions discussed in Executive Session. Y-7 N-0. Motion carried.

ADJOURN