

**City of Simpsonville: City Council Committee of the Whole**  
**AGENDA**  
Council Chambers, Simpsonville City Hall | Aug. 26, 2025 | 6 p.m.



**1. CALL TO ORDER**

Presiding Officer: Sherry Roche, Mayor Pro Tem

**2. ROLL CALL**

Recorder: Ashley Clark, Clerk of Council

**3. PLEDGE OF ALLEGIANCE**

**4. PRESENTATION**

Hillcrest High School Mock Trial Team

**5. APPROVAL OF MINUTES:**

July 22, 2025

**6. CITIZEN COMMENTS**

**Citizens of** the City of Simpsonville or others who have standing in the City, such as business owners, qualify to speak to Council for three (3) minutes by signing up in Council Chambers no later than 10 minutes prior to the start of the meeting.

**7. STAFF REPORTS**

Department Heads will be available to answer any questions concerning the departmental monthly reports for Fire, Police, Recreation, and Public Works

**Comprehensive Plan Review**

Jon Derby, Planning Director

**Financial Report**

Maria Tooley, Finance Director

**City Administrator Report**

Tee Coker, City Administrator

**8. BUSINESS**

**A. O-2025-08, Short-Term Rental Ordinance (Staff Report & Code Ordinance)**

Jon Derby, Planning Director

**B. TX-2025-02, Misc. Refinements to the Zoning Ordinance (Text Ordinance)**

Jon, Derby, Planning Director

**C. Proposed Ordinance to Appropriate Proceeds from the Sale of Old City Hall to Establish and Fund a Stormwater Initiative Fund**

Councilmember Tim Pinkerton, Ward 5

**9. EXECUTIVE SESSION**

To discuss employee compensation (*Upon coming out of Executive Session, Council may reconvene the meeting to act on matters discussed in Executive Session*)

**10. ADJOURNMENT**

PLEASE NOTE CITY COUNCIL MEETING AGENDAS ARE ACCURATE AS OF THE FRIDAY PRIOR TO THE MEETING BUT IS SUBJECT TO CHANGE UP TO TWENTY-FOUR (24) HOURS PRIOR TO THE MEETING. PLEASE CONTACT SIMPSONVILLE CITY HALL THE DAY OF THE MEETING FOR AN UP-TO-DATE AGENDA AT 864-967-9526.



## ***City of Simpsonville – Submission of Council Agenda Item***

***(Due at 12 p.m. on the Wednesday prior to a Committee of the Whole meeting)***

**To:** Tee Coker, City Administrator

**Copy:** Ashley Clark, Clerk of Council; Justin Campbell, Community Relations Specialist

**From:**

**Department:**

**Date Submitted:**

**Please include the following item on the agenda for (date of meeting):**

**Agenda Item Title:**

**Summary of Item / Purpose:**

**Are supporting documents attached?**

Yes

No



**City of Simpsonville: City Council Committee of the Whole  
MINUTES**

Council Chambers, Simpsonville City Hall | Date: July 22, 2025 | 6 p.m.



**1. CALL TO ORDER**

Presiding Officer: Paul Shewmaker, Mayor

**2. ROLL CALL**

**Present:** Mayor Shewmaker, Ward 1 Chad O'Rear, Ward 3 Shannon Williams, Ward 4 Sherry Roche, Ward 5 Tim Pinkerton, Ward 6 Lou Hutchings

**Absent:** Ward 2 Aaron Rupe

**3. PLEDGE OF ALLEGIANCE**

**4. PRESENTATION:** Katelyn Moore, Miss Teen Simpsonville

**5. APPROVAL OF MINUTES**

June 24, 2025

**6. CITIZEN COMMENTS**

Citizen | Topic: Bobby Martin | Farm Animals (Flies)

Citizen | Topic: Brittney Mims | Simpsonville Rec.

Citizen | Topic: Tyler Mims | Simpsonville Rec.

**7. BUSINESS ITEMS**

A. **Title:** Resolution R-2025-03, Designation "Simpsonville (Simply Home)" by Steve Eager as the official anthem of the City of Simpsonville

**Motion by:** Councilmember Hutchings **Second by:** Councilmember Roche

**Vote:** Y-6 **Dissenters:** 0

**Result:** Move to the next Business Meeting

**8. EXECUTIVE SESSION**

A. **Title:** To discuss a personnel matter in the Administration Department

**Motion by:** Councilmember Williams **Second By:** Councilmember Roche

**Vote:** 6 **Dissenters:** 0

**Upon Returning from Executive Session, the following action was taken**

**Motion by:** Mayor Shewmaker **Second by:** Councilmember Roche

**Vote:** 6 **Dissenters:** 0

**Result:** Move to the next Business Meeting.

**9. ADJOURNMENT**

**Time of Adjournment:** 7:21PM



## **SIMPSONVILLE UNIFIED DEPARTMENTS REPORT**

*NOTE: The Simpsonville Unified Departments Report is a consolidation of reporting and information directly provided by the Fire, Police, Parks & Recreation, and Public Works departments. A section is dedicated to each department with all sections standardized to convey the same information.*

**Committee of the Whole Meeting:** Aug. 26, 2025

**Final Report Assembled by:** Justin Campbell, Community Relations Specialist

**Date of Finalization:** Aug. 22, 2025



### **EXECUTIVE SUMMARY:**

In July 2025, the departments for the City of Simpsonville balanced responsiveness to daily demands with forward planning.

The Fire Department emphasized safety, training, and prevention; Parks & Recreation pursued funding and programming to expand community amenities; the Police Department strengthened staffing and training pipelines; and Public Works advanced infrastructure projects and secured recognition for the city's commitment to sustainability.

The Fire Department managed 422 calls, slightly fewer than June 2025 but 9 percent higher than July 2024, with EMS and service assistance making up the majority of calls. Nearly 1,600 residents were reached by the Fire Department through safety programs, while personnel corrected 26 fire code violations and logged more than 650 hours of specialized training.

Parks & Recreation advanced grant applications for funding for a Heritage Park playground renovation, trail improvements, and the launch of the Simpsonville Echoes Ensemble Theatre for youth with disabilities; prepared the new football fields in Gracely Park with lining and a new scoreboard; and monitored emerging recreation trends.

The Police Department continued strengthening its workforce with three candidates advancing in hiring and two recruits preparing to attend the S.C. Criminal Justice Academy.

Public Works pushed forward with sewer rehabilitation in Wemberly and downtown ahead of the streetscape project, began preparing for Tree City USA recognition with the S.C. Forestry Commission, and started evaluating the paving program to expand resurfacing efforts.



**Executive Summary:** Overall in July 2025, the Simpsonville Fire Department balanced a busy call volume with proactive community outreach, safety inspections, and robust training to maintain readiness. The number of calls to which the Fire Department responded was slightly lower than June 2025 but 9 percent higher than July 2024. Most incidents occurred within city limits with EMS calls and public service assistance making up the largest share. Fire and life safety programs reached almost 1,600 community members. Personnel resolved 26 fire code violations and logged more than 650 training hours across multiple specialties. Call analysis showed continued activity in EMS, service calls, and false alarms, along with several fire incidents.

**Past Activities & Highlights:**

1. Responded to 422 calls, the majority of which were EMS and service assistance
2. Resolved 26 fire code violations and conducted 97 fire code inspections
3. Reached 1,595 residents (including 1,100 juveniles) through fire/life safety programs, e.g. youth education and community outreach through tours, prevention events, and puppet shows; blood pressure checks; and car seat installations
4. Logged 659 hours of training in specialties of trench rescue, rope rescue, aerial operations, vehicle stabilization, and leadership courses
5. Concluded fundraising cycle for S.C. Burned Children's Fund having raised about \$45,000 for Camp "Can Do," a camp for pediatric burn patients
6. Photo-op with Firehouse Subs Public Safety Foundation on Fairview Road in recognition of \$22,300 grant for Polaris 1000 XP UTV on Aug. 22

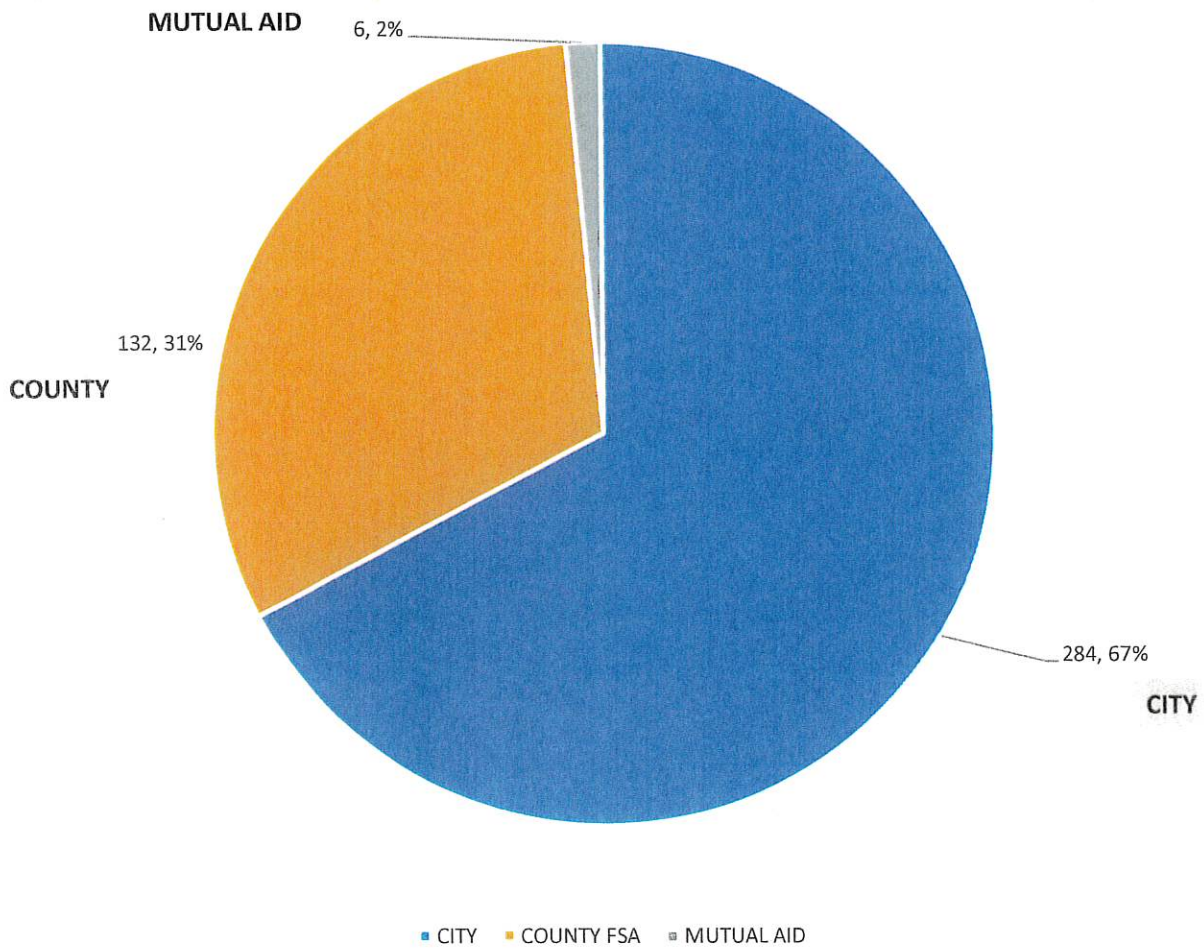
**Upcoming Events & Projects:**

1. Participation in National Night Out on Oct. 7 with Touch-a-Truck, public education materials
2. Continue can collection initiative to raise more money for the S.C. Burned Children's Fund than in the previous fundraising cycle
3. Focus on follow-up inspections to resolve any remaining fire code violations
4. Plan ongoing fire and life safety education and community outreach programs

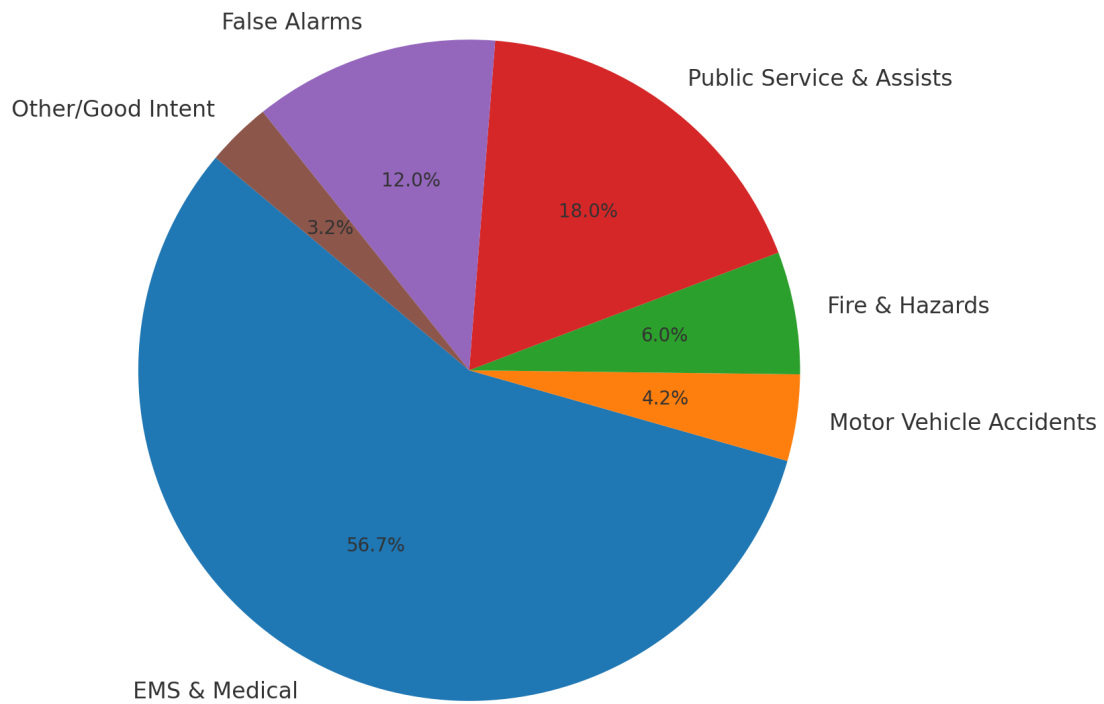
**Issues to Monitor:** None at this time

**Proposals & Recommendations:** Join us for National Night Out on Oct. 7!

MONTHLY CALL VOLUME  
July, 2025



## Simpsonville Fire Department - Call Types (City, July 2025)

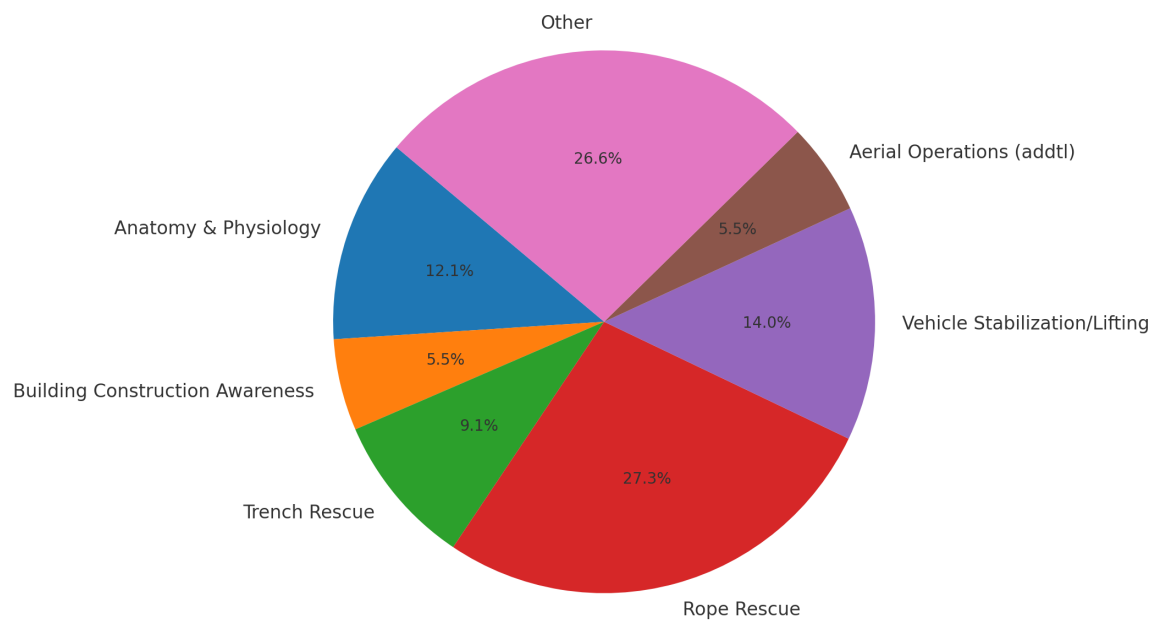


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## Simpsonville Fire Department -

## Training Hours (July 2025)



**Simpsonville Fire Department**  
**Monthly Civilian Education Summary**  
**7/1/2025 - 7/31/2025**

	<u><b>Number of Participants</b></u>
General Fire Safety/Civilian Services (Juvenile)	1,100
General Fire Safety/Civilian Services (Adult)	445
Public Health/Welfare	35
School/Daycare Fire Drills	0
Car Seat Installation	15
Home Fire/Health Safety	0
Workplace Safety	0
Fire Control and Evacuation	0
Portable Fire Extinguishers	0
Hazardous Materials	<u>0</u>
<b>TOTAL CONTACTS</b>	<b>1,595</b>



**Simpsonville Fire Department**  
**Monthly Inspection Summary**  
**7/1/2025 - 7/31/2025**

<u><b>Type</b></u>	<u><b>Description</b></u>	<u><b>#</b></u>
Assembly	Restaurants (>100), Churches, Gymnasiums, Auditoriums	32
Business	Business Offices, Banks, Barber Shop	35
Educational	Schools (Grades K5 - 12), Child Daycare	2
Factory	Manufacturing, Assembly, Mills	0
Hazardous	Flammable Finishing, Refrigeration	0
Institutional	Adult Daycare, Nursing Homes, Hospitals, Prisons	1
Mercantile	Markets, Shops, Stores	15
Residential	Hotel, Motel, Apartment, Boarding House, Bed/Breakfast	12
Storage	Warehouse, Self-Storage	0
Utility	Greenhouses, Fences, Retaining Walls	0
<b>Total Inspections</b>		<b>97</b>



**Executive Summary:** The Police Department currently has 3 candidates finishing up the hiring process for police officers. Two of our most recent hires will complete the first phase of training and should be headed to the S.C. Criminal Justice Academy soon for completion of that training. The Police Department had a presence at several community events.

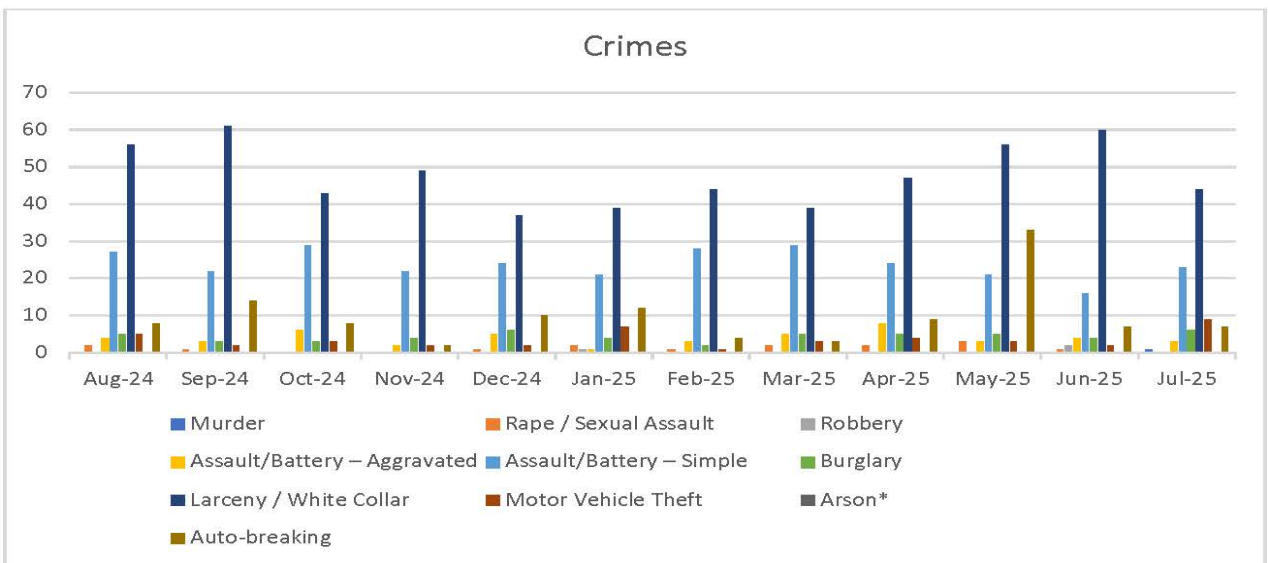
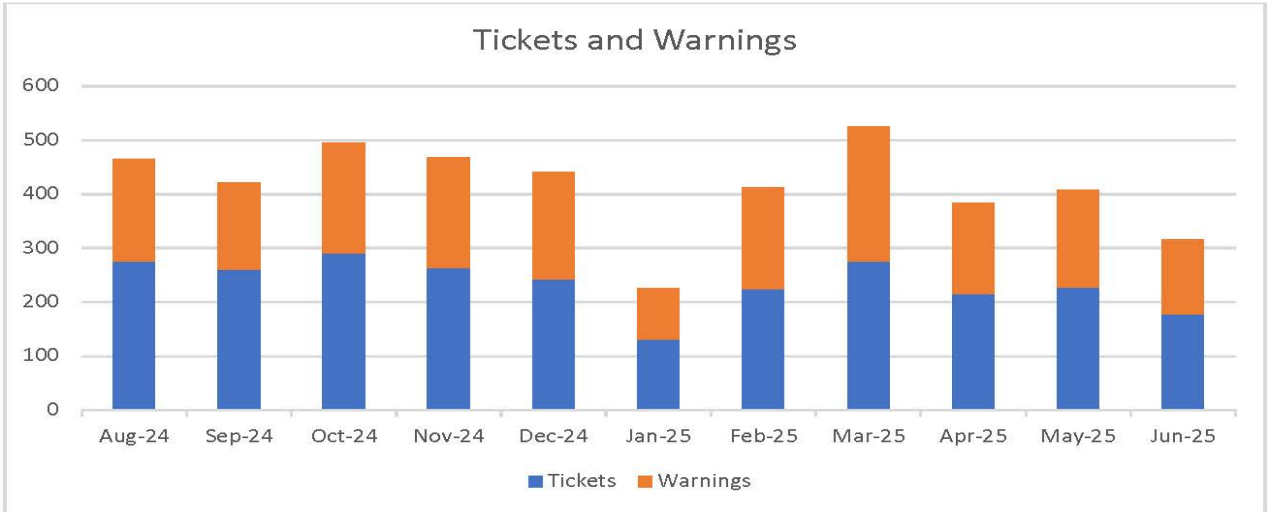
**Past Activities & Highlights:**

1. Brad Paisley Concert
2. Simply Freedom Fest
3. Ride to End ALZ
4. Movies in the Park

**Upcoming Events & Projects:** National Night Out on Oct. 7

**Issues to Monitor:** The Mutual Aid Agreement between the Simpsonville Police Department and Pickens County Sheriff's Office will help ensure cooperation and operational readiness between agencies involved in the upcoming 13th Circuit Law Enforcement Network. This is an effort to focus on traffic-related issues and campaigns throughout the entire Upstate area by all participating agencies working together.

**Proposals & Recommendations:** Join us for National Night Out on Oct. 7!





**Executive Summary:** Parks & Recreation began working on multiple grant applications to secure funding for future potential projects: Land & Water Conservation Fund matching grant for a proposed playground renovation at Heritage Park; Recreation Trails Program grant for creation and improvement of current and future trails; and a Ten at the Top grant to supplement the startup of the Simpsonville Echoes Ensemble Theatre, a theatre group for young people with disabilities.

**Past Activities & Highlights:**

1. Athletics started the new program Girls Flag Football and will have 8 teams in two age divisions playing this fall alongside the co-ed program. Practices and games for Flag Football, Tackle Football, Cheer, Volleyball, Baseball, and Softball completed registration and are set to start in August.
2. 35 members of the Senior Program took a trip to City Scape Winery.
3. New sod was added to areas in need of the Football playing fields at Gracely Park and fan areas around the fields. The fields are prepped for games to start in August.
4. New Scoreboard installed at Football field at Gracely Park.
5. Police Youth Summer Camp Academy and a Cornerstone Ballet event were held at the Arts Center.
6. Special events Movies in the Park and Ride for Alzheimer's held in Heritage Park.

**Upcoming Events & Projects:**

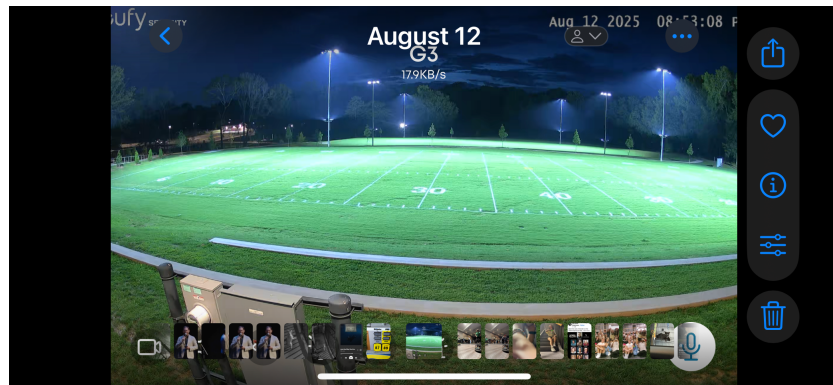
1. FallFlicks at Gracely Park will begin Sept. 12 and run for six weeks
2. Collective Soul, Chevelle, James Taylor, and Hardy concerts at CCNB Amphitheatre in August and September
3. Farmers Market runs Saturdays through Sept. 27 at Gracely Park
4. No Dreams Deferred play production Sept. 19 - Sept. 21 at the Arts Center
5. Baseball, Softball, Flag Football, Girls Flag Football, Volleyball, and Tackle Football games have begun and run through the end of October at the Activity Center, Heritage Park, Gracely Park, and Woodside Park.

**Issues to Monitor:** None at this time

**Proposals & Recommendations:** Join us for the first night of *FallFlicks at Gracely Park* on Sept. 12!



**SCOREBOARD AT GRACELY PARK**



**LINING OF FOOTBALL FIELD AT GRACELY PARK**



**SOD INSTALLATION AT GRACELY PARK**





# Simpsonville Echoes Ensemble

Every voice be heard – Special Needs and Neurodivergent Theatre company for the Simpsonville & Upstate Community.

Prepared by Chad Foster, Assistant Director Parks & Recreation

## Overview

Our plan is to create a theatre experience and development program for those with special needs in our surrounding community based out of our Simpsonville Arts Center. A four to six-month, weekly program utilizing volunteer and compensated peer mentors, teachers, counselors, creative and technical members of the area theatre community to learn from each other throughout the process of staging a full 1 act musical with our echoes cast as the stars.

## Goals and Objectives

- Provide a program for an underserved population in our community that can promote teamwork, confidence and the fun that theatre can provide.
- Promote community participation in the process, implementation and promotion of the stars of the program.
- Create a sense of pride for our participants, volunteers, staff and community.
- Promote the idea of inclusion and eliminating barriers for those in our community who may lack typical opportunities.
- Create pathways for learning and training that can aid in the future of the participants and help them better integrate into the workplace and community.

## Project Scope

This initiative will focus on three main areas:

- Create and maintain a theatre training and performance program for participants who are neurodivergent or deal with a physical special needs situation.
- Involve local students, theatre performers, creatives and technical personnel from the array of talent in the Upstate to provide the very best environment to create.
- Work to fundraise through sponsorships and special events to continue to grow and promote the program into the future.

The initial season is planned tentatively for Spring 2026 with weekly training and rehearsals culminating in a full, ticketed musical performance(s)

# Implementation

## 1. Engage the theatre community

This process is underway – we are currently researching the process, timeline and logistics to get underway next year. Contacts are in process for Artistic staff, specialized training for mentors, and student volunteers from the Fine Arts Center (GCS) as mentors for our actors. Our current partner “The Little White House” is on board for support and aid in training and recruitment of participants and guidance for all working in the program.

## 2. Registration

Once the calendar and staffing are all in line, registration will open for participants in the early part of 2026, promotion and volunteer recruitment will be underway and continue as registration numbers are projected.

## 3. The Process

- Recreation Staff and Artistic staff will select and acquire licensing for the selected show and lay out the calendar for rehearsals, training and the performance(s).
- Weekly (1-2) rehearsal with artistic staff and student volunteers
- Costuming, set building, light, sound and other off stage preparation work will be completed ahead of tech rehearsals
- Promotion and ticket sales will begin 4-6 weeks from opening the show.
- Cast Party – a gathering celebrating the closing of the show and process for all involved – a final bow for our stars and a chance to announce our next show/season.

## 5. Future Funding

This project will require \$10-15,000 per year in funding and fundraising, ticket sales, sponsorships and department budgeting and grant applications will all play a part in moving this forward.

## 6. Expenses:

- Licensing for show and show materials
- Ticketing
- Stipend/Contract staff:
  - Director
  - Music Director
  - Choreographer
  - Set Design/build
  - Lighting Technician
  - Sound Engineer
  - Stage Manager
  - Support Staff
- Costuming and stage materials.
- Promotions and advertising materials (Posters, ads, etc.)



## 2025 Calendar Year YTD Participation Unit Totals

Through July 2025	Players	Volunteer Coaches
Spring Baseball (March-June)	619	55
Spring Softball (March-June)	105	15
Spring Flag Football (March-June)	263	36
Spring Volleyball (March-June)	388	52
Summer 3on3 Basketball (June-August)	57	12
Cheerleading (May-November)	30	6
Tackle Football (June-November)	79	15
Fall Baseball (August-November)	382	40
Fall Softball (August-November)	84	9
Fall Flag Football (August-November)	232	32
Girls Fall Flag Football (August-November)	37	4
Fall Volleyball (August-November)	296	30
Winter 5on5 Basketball (December-February)	2	1

<b><i>Total Participation Units</i></b>	<b><i>2574</i></b>	<b><i>307</i></b>
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**Executive Summary:** It has been a busy month for the Public Works Department. We continue progressing through the sewer rehabilitation process utilizing our S.C. Infrastructure Investment Program funding, with current efforts focused on lining mains in the Wemberly neighborhood. We have prioritized downtown sewer rehabilitation projects in preparation for construction related to the streetscape project. All promotional materials for Tree City USA have been received, and we are working with the S.C. Forestry Commission to plan a date when Simpsonville's achievement can be formally recognized. Public Works staff have begun evaluating the city's paving program to determine how we can expand and accelerate resurfacing efforts on city streets.

**Past Activities & Highlights:**

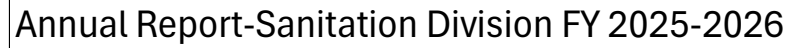
1. Attended SCDOT quarterly meeting with Planning & Economic Development Director Jon Derby
2. Assisted Councilwoman Shannon Williams in placing markers on storm drains to educate residents about the importance of keeping drains debris free; debris-free drains aid in addressing stormwater issues from heavy rains.
3. National Night Out and Touch-a-Truck were postponed to Oct. 7 due to rain; this event will give staff a chance to interact with the public we serve.
4. Worked with FEMA in reimbursement for CAT A and CAT B debris removal

**Upcoming Events & Projects:**

1. Provide full report to S.C. Department of Environmental Services for sanitation services
2. Trees to be planted at Veterans Corner to replace the aging Armstrong Maples that are experiencing top dieback (i.e. dying from the top)
3. Pipe bursting of existing sewer mains in the Aldi shopping center on Fairview Road
4. New garbage truck should be arriving first of September
5. Assisting CHA staff in putting the finishing touches on our Capacity Assurance Tool that utilizes GIS to show sewer capacity in different city basins

**Issues to Monitor:** 1) Resurfacing 2) Equipment Costs 3) Labor Needs

**Proposals & Recommendations:** Employee recruitment, retainment, and growth – there are currently 25 employees with the Public Works Department

[illegible]



# AGENDA ITEM

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August 18, 2025

To: City Council  
From: Planning Director, Jon Derby  
Subject: Comprehensive Plan 5-year Review  
**Meeting Date: August 26, 2025**  
Type of Agenda Item: New Business  
Attachments: Planning Commission Resolution  
Evaluation of Comprehensive Plan

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At the June 4, 2024, Planning Commission meeting, staff proposed an approach that the City might consider in the State-mandated evaluation of the City's comprehensive plan. This approach entailed evaluating each element, or chapter, in the comprehensive plan and preparing a written addendum to each chapter that would be inserted at the end of the respective chapter.

On October 1, 2024, Planning Commission meeting, staff presented an evaluation of each of the first three elements of the City's comprehensive plan: population, economic growth, and land use. On March 4, 2025, Planning Commission meeting, staff presented an evaluation of the next three chapters: Cultural resources, public facilities, & housing. Finally, on August 5, 2025, the Planning Commission reviewed the final three chapters: Transportation, natural resources, and priority investment. At the conclusion of this meeting, the Planning Commission determined that the objectives and strategies conveyed in the Comprehensive Plan appear to be consistent with the prevailing economic trends and best planning practices.

Therefore, the evaluation process concluded that no additions or amendments are necessary at this time.

This is being presented to City Council as information only. It is not necessary for the Council to take any action.

**A RESOLUTION OF  
THE SIMPSONVILLE PLANNING COMMISSION  
RECOMMENDING NO CHANGES TO  
THE CITY OF SIMPSONVILLE  
2040 COMPREHENSIVE PLAN**

**Whereas**, the Simpsonville City Council adopted the City of Simpsonville 2040 Comprehensive Plan in 2019, hereinafter referred to as "the Comprehensive Plan"; and

**Whereas**, the Simpsonville Planning Commission finds that the City of Simpsonville 2040 Comprehensive Plan and maps included therein are critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction.

**Whereas**, Section 6-29-510 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires the Planning Commission to review the Comprehensive Plan not less than once every five years to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan; and

**Whereas**, in order for the Comprehensive Plan to remain responsive and relevant to changing conditions, it will be amended from time to time; and

**Whereas**, the Simpsonville Planning Commission has evaluated the Comprehensive Plan over the course of the year beginning on October 1, 2024; and

**Whereas**, the meetings of the Planning Commission were publicly advertised and accessible to the public; and

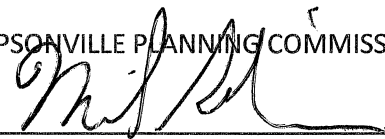
**Whereas**, the Planning Commission finds that the objectives and strategies conveyed in the Comprehensive Plan appear to be consistent with prevailing economic trends and best planning practices; and

**Now, therefore be it resolved** by the Simpsonville Planning Commission that it hereby recommends to the Simpsonville City Council that no additions or amendments to the Comprehensive Plan are necessary at this time.

**Be it further resolved** that the City of Simpsonville 2040 Comprehensive Plan shall continue to be utilized by the City Council, the Simpsonville Planning Commission and all City of Simpsonville departments, agencies and officials as the official guide in making decisions concerning the growth and development of the City of Simpsonville.

SIMPSONVILLE PLANNING COMMISSION

BY:

  
Mike Giordano, Chairman

THIS 5<sup>th</sup> DAY OF AUGUST, 2025.

Attest:

  
Charlene Carter, Planner



# 2025 COMPREHENSIVE PLAN EVALUATION



  
SIMPLY HOME

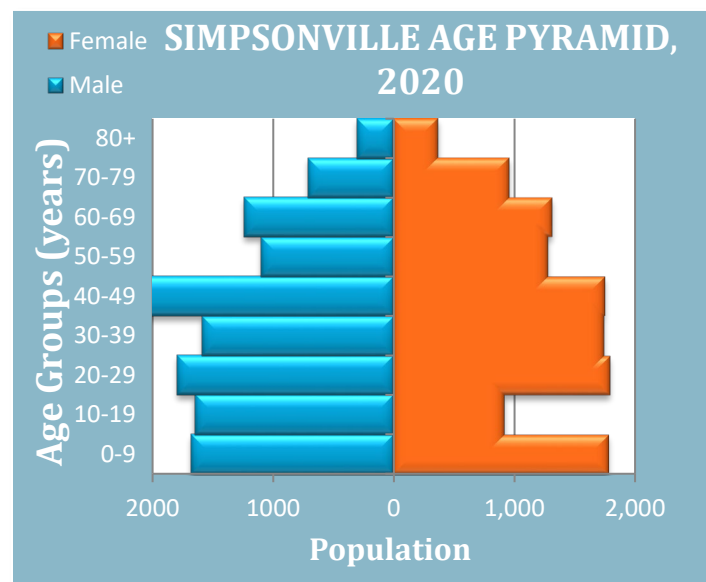
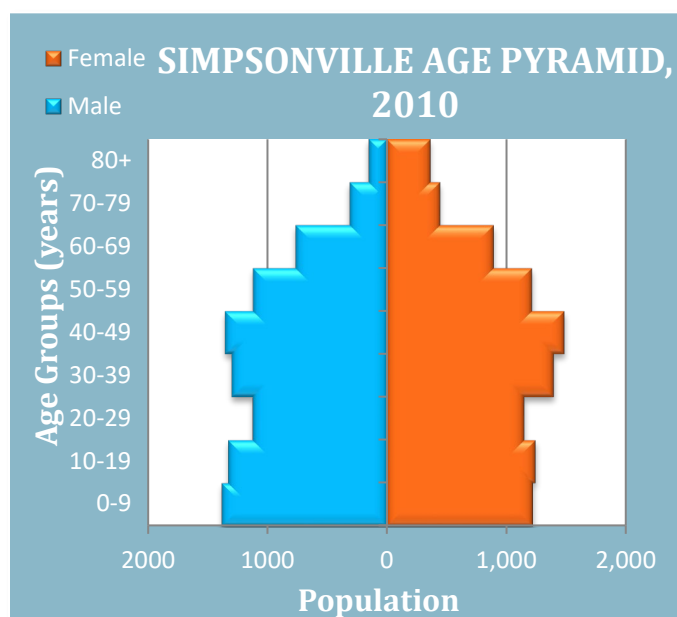


## The City's Population Growth

The U.S. Census Bureau reported the population of the City of Simpsonville at 23,383 in 2020. This represents a 28 percent increase over the reported population of 18,238 for Simpsonville in 2010. The U.S. Census Bureau estimates the population of Simpsonville at 28,078 as of July 1, 2024.

## The City's Demographic Diversity

A continuous change with the city's demographic has been within its diverse makeup of age. This has been as a result from our continual growth of our city's boundaries with new developments. The following charts illustrate some of the trends of age composition within Simpsonville between 2010 and 2020.



Some other demographic observations include:

- The median age increased from 36.5 years in 2010 to 37.8 years in 2020.
- The total population that is Hispanic or Latino increased from 1,619 people in 2010 to 2,496 people in 2020.
- The total population of African American increased from 3,000 people in 2010 to 4,366 people in 2020.
- The average household size increased from 2.57 people in 2010 to 3.5 people in 2020.
- The number of housing units increased from 7,624 units in 2010 to 9,772 units in 2020.

# Strategies:

## Progress Report

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### **OBJECTIVE P.1**

#### **Ensure accurate population figures**

##### **Strategy P.1.1**

##### **Participate in U.S. Census Bureau Programs such as the LUCA process.**

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City staff has participated & continues to provide data in a number of programs made available by the U.S. Census Bureau. This has included the following:

- The 2020 Decennial Census Local Update of Census Addresses (LUCA) Program;
- The Boundary and Annexation Survey (BAS) Program

*Status: Complete, Ongoing*

##### **Strategy P.1.2**

##### **Identify annual increases in the number of households and the type of households within the City.**

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This information is captured through our City's permitting software. This data is currently not provided publicly on our website. Staff could provide this information through our new website within its economic development portion to provide a snapshot of the city growth, and deviations in trends. Staff will look to incorporate these figures into our new proposed website in the coming future.

*Status: Complete, Ongoing*

##### **Strategy P.1.3**

##### **Perform annual population estimations.**

---

City staff has made use of the Census Bureau's Population Estimates Program for annual population estimations. Staff should look to

regularly conduct their own estimation for the sake of comparison. By doing this, the city could acquire more adequate and timeline figures to better assess the city currently population.

*Status: Ongoing*

### **OBJECTIVE P.2**

#### **Prepare to meet the needs of an increasing population in target age groups.**

##### **Strategy P.2.1**

##### **Employ adequate and qualified staff to maintain current levels of service.**

---

The Comprehensive Plan redirects the reader to the Public Facilities element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

##### **Strategy P.2.2**

##### **Inform the school district of observed and anticipated major population increases of school-aged children.**

---

The Planning Department regularly notifies the appropriate staff at the school district, making them aware of applications for annexation, rezoning, and proposed subdivision. These also include multifamily developments which are unknown to the school districts (SAC) Subdivision administration Committee reviews.

*Status: Ongoing*

##### **Strategy P.2.3**

##### **Ensure adequate recreational services and facilities for the younger population.**

---

The Comprehensive Plan redirects the reader to the Public Facilities element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.



#### **Strategy P.2.4**

**Encourage development and industry recruitment for the purpose of job creation and job retention for young- and middle-aged adults.**

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The Comprehensive Plan redirects the reader to the Economic Growth element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

#### **Strategy P.2.5**

**Address the needs of the aging population.**

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The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### ***OBJECTIVE P.3***

***Support the diversity of the population.***

#### **Strategy P.3.1**

**Accommodate a range of housing and employment options.**

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The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

#### **Strategy P.3.2**

**Recognize and support heritage appreciation days, holidays, festivals, and other events.**

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City officials have shown support for cultural events and festivals including the Simply Freedom Fest, Movies in the Park, The Fair at Heritage Park, Halloween at Heritage Park, the Annual Christmas Parade, Sippin' in Simpsonville events, & events at the Simpsonville Arts Center. Most recently Council members have engaged

and supported "The Stars & Stripes of Simpsonville: Flags for Residents Program"

*Status: Complete, Ongoing*

### **Findings of Consistency**

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

# Strategies: Progress Report

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## **OBJECTIVE EG.1**

***Diversify the economy and expand economic opportunity.***

### **Strategy EG.1.1**

**Support small businesses and light industry by reducing regulatory barriers, encouraging shared spaces and innovative work environments, and facilitating the provision of services at all stages of their growth and development process.**

City staff has routinely reviewed and compared our zoning ordinance design standards with neighboring municipalities to provide a more efficient and current industry standard approach for development.

Zoning amendments were adopted to eliminate certain separations for alcohol sales and services, encourage a more cohesive and preferable signage ordinance, & a more efficient development submittal process.

*Status: Ongoing*

### **Strategy EG.1.2**

**Promote the retention and expansion of existing businesses.**

The City does offer grant opportunities for reinvestment or expansions of businesses through the Greenville County Redevelopment Association, however, the City could do a better job of promoting this on our website for better reach and exposure to the businesses.

*Status: Ongoing*

### **Strategy EG.1.3**

**Develop public facility strategies which support businesses through infrastructure improvement incentives, code enforcement and beautification programs.**

The Comprehensive Plan redirects the reader to the Public Facility strategies of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **Strategy EG.1.4**

**Provide incentives to support priority economic development projects.**

The City has transitioned from a manual hardcopy version of submittals system for permitting and plan review, to an all-online process to help expedite development review and approval processes. The City has proactively been upgrading and realigning wastewater lines to better provide development to underserved areas. The City has also amended some design standards within the zoning ordinance to better incentivize development.

*Status: Complete; ongoing*

### **Strategy EG.1.5**

**Encourage “home-grown” and community-based businesses and entrepreneurs.**

Our zoning ordinance was updated in 2013 to provide more options for homebased businesses while still protecting neighborhoods from potentially adverse impacts. We haven't improved on this section of the ordinance as it appears to be functioning properly. Due to Covid, staff implemented an online process to allow for Food Truck vendors to provide services within HOA common areas.

*Status: Complete*

### **Strategy EG.1.6**

**Through the Planning Director, aid individuals and businesses that approach the City on economic development matters.**

---

City staff routinely gathers information that may prove beneficial for prospective developers. This list can include maps, property listings, current & complete development project details, demographic information, and real estate listings.

*Status: Work in progress; ongoing*

### **OBJECTIVE EG.2**

**Ensure land use and development strategies are sufficient to encourage continued, high-quality investment and economic viability**

### **Strategy EG.2.1**

**Develop land use strategies which designate land with regional access for business uses that support growth of new and existing sectors of employment.**

---

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **Strategy EG.2.2**

**Develop land use strategies which encourage mixed-use developments in proximity to residential neighborhoods to provide for business growth and to provide retail and personal services near local residents.**

---

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **Strategy EG.2.3**

**Develop land use strategies which delineate areas for future improvements in order to promote new businesses and industrial growth.**

---

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **Strategy EG.2.4**

**Development land use strategies that provide incentives for the redevelopment and re-use of underutilized commercial centers.**

---

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **OBJECTIVE EG.3**

**Support and encourage redevelopment and invest in the downtown area.**

### **Strategy EG.3.1**

**Utilize the Downtown Master Plans recommendations on how to maintain and build upon the successes of downtown.**

---

The Downtown master plan has had some revisions recently in preparation of the new one-way traffic pattern design slated to start at the end of this year. Staff has also implemented a new overlay district to help make necessary changes for on street parking designs and façades.

*Status: Complete; ongoing*

### **Strategy EG.3.2**

**Develop land use strategies which increase downtown housing and office density to support retail uses and create a 24-hour environment.**

---

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **Strategy EG.3.3**

**Review and revise the City's current ordinance to support the Downtown Master Plan.**

---

The City overlay districts regulations are reviewed regularly to foster redevelopment. As the City embarks on new ground up construction within our downtown, these revisions are key to ensure compatibility and to encourage growth while keeping that small town feel. These regulations are consistent within other historic or protected districts of the surrounding municipalities.

*Status: Complete*

## **OBJECTIVE EG.4**

### **Support Tourism**

### **Strategy EG.4.1**

**Support tourism by continuing to protect valuable historic, natural, and cultural resources through adequate land development regulation.**

---

The City has adopted more pedestrian-friendly sign regulations to assist with the new vision of our downtown as well as the new Entertainment District Overlay. With the new downtown master plan and the creation of the festival street, the city is poised to lure more tourism to our central business districts.

*Status: Complete; ongoing*

### **Strategy EG.4.2**

**Market the downtown and city parks as tourist destinations.**

---

City staff, as well as the Simpsonville Chamber of Commerce, has explored, advertised via social media, and planned various events and promotions to attract activity to the downtown. The city has just recently launched our new website. Staff is excited to start utilizing this new layout to better attract and inform the public of city events and information.

*Status: Complete; ongoing*

### **Strategy EG.4.3**

**Create a pedestrian/family friendly environment in the downtown.**

---

The downtown master plan improves pedestrian safety and connectivity from either side of the railroad that has been lacking for years. All sidewalks will be improved to provide compliance with ADA.

*Status: Complete; ongoing*

### **Strategy EG.4.4**

**Devise and implement guidelines for signage, urban art, and other media that will create a sense of place.**

---

The city has recently adopted new sign regulations for the overlay districts in addition to current city-wide sign regulations. A wayfinding signage package has been drafted; final designs are still being worked through in preparation of the downtown master plan construction.

*Status: Complete; ongoing*

### **Strategy EG.5.1**

#### **Facilitate meetings with infrastructure providers to identify areas of need.**

The city bi-yearly meets with ReWa regarding projected areas for future growth of the city. Staff has engaged with new fiber internet/cable providers who have been actively installing new infrastructure throughout our area. However, it would behoove city staff to better establish a relationship with other providers in the area.

*Status: Ongoing*

## **Findings of Consistency**

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

# Strategies:

## Progress Report

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### **OBJECTIVE LU.1**

***Blend new development with historic characteristics of Simpsonville.***

#### **Strategy LU.1.1**

**Evaluate regulations that yield commercial and office structure that reflect the local vernacular.**

---

City staff has routinely reviewed and compared our zoning ordinance design standards with neighboring municipalities to provide a more efficient and current industry standard approach for development.

The City's current zoning ordinance contains design standards that reflect the local vernacular. The intent of the current zoning ordinance layout was to be more user friendly and provide content that was understandable for everyday citizens.

The city hasn't experienced many new ground-up developments within the downtown area. However, we have experienced facade improvements to several properties in the downtown area.

*Status: Complete*

#### **Strategy LU.1.2**

**Evaluate regulations that require new development to coordinate and blend the public realm/streetscape with surrounding development.**

---

The City does offer grant opportunities for reinvestment or expansions of businesses through the Greenville County Redevelopment Association. City staff does review these

regulations for compatibility with the city's vision of our downtown locations. As new development & redevelopment emerges in this area, staff should continue to review these regulations to ensure continuity within the public realm.

*Status: Complete; Ongoing*

#### **Strategy LU.1.3**

**Evaluate regulations that allow for and encourage compatible scale among neighboring developments.**

---

Staff feels the current version of the zoning ordinance still promotes this strategy.

*Status: Complete*

### **OBJECTIVE LU.2**

***Promote coordinated land use planning between Greenville.***

#### **Strategy LU.2.1**

**Participate in comprehensive plan updates for Greenville County and the cities of Mauldin and Fountain Inn to coordinate land use and related planning efforts.**

---

Staff has recently participated in the Greenville County 5-year comprehensive review, that encompasses the surround municipalities.

*Status: Complete; Ongoing*

#### **Strategy LU.2.2**

**Facilitate annual meetings between Greenville County and the cities of Mauldin and Fountain Inn to coordinate land use related planning efforts.**

---

Minimal effort has been made on this strategy.

*Status: Incomplete; Ongoing*

### **OBJECTIVE LU.3**

***Prioritize infill locations and redevelopment opportunities.***

#### **Strategy LU.3.1**

**Review zoning standards and land development regulations and revise as necessary to enable compatible infill projects.**

The city zoning ordinance and LDR are reviewed regularly for amendments that could help foster new growth. Staff is currently working on revamping the current version of the land development regulations which should bring more clarity & uniformity for development.

*Status: Ongoing, working progress*

#### **Strategy LU.3.2**

**Evaluate the priority of needed maintenance projects such as street and sidewalk repaving and sewer line replacements, as well as minor enhancements such as new sidewalks and street trees, in areas surrounding infill development opportunities.**

Public works has been re-evaluating and surveying all city sewer lines to prioritize areas for upgrade and/or replacement. The city has also accumulated funds in the city's tree fund to help plant trees within Heritage Park along Denis Waldrop Way. Council has recently amended our zoning ordinance to amend our sidewalk design requirement to help create an avenue to provide sidewalks in needed places within the city.

*Status: Complete, Ongoing*

#### **Strategy LU.3.3**

**Identify structures and sites for infill or redevelopment and prepare a marketing program for targeted structures and/or sites.**

Staff has started compiling a list of vacant and potential redevelopment sites internally. With the recent launch of our new city website, staff will be exploring opportunities to incorporate this information into the Economic Development portion of the website.

*Status: Ongoing, working progress*

### **OBJECTIVE LU.4**

***Foster strong neighborhood qualities***

#### **Strategy LU.4.1**

**Permit small-scale neighborhood commercial services as part of residential planned developments.**

The city has seen the last two ID (Planned Developments) implement small or light commercial uses into their design. (Settlement and Cottage Green)

*Status: Complete; Ongoing*

#### **Strategy LU.4.2**

**Evaluate regulations which require high-quality pedestrian-oriented streets with sidewalks, street trees, and adequate lighting, where appropriate.**

Staff has removed the requirement for developers to provide pedestrian amenities & lighting within the DO-VC & DO-TC overlays. This was amended recently as a result of not having a standard design theme available for developers to use. As the City starts the downtown master plan streetscape project, it could benefit the city to re-evaluate this requirement.

*Status: Incomplete*



#### **Strategy LU.4.3**

**Adopt/evaluate regulations that allow for or require mix of housing types with new and existing neighborhoods that are also compatible with development patterns in these neighborhoods.**

---

Minimal progress has been made.

*Status: Incomplete; ongoing*

#### **Strategy LU.4.4**

**Encourage connections among neighborhoods via roads, sidewalks, and multi-use paths.**

---

While this practice is encouraged and recommended, where appropriate, during the subdivision review process, the City has not adopted new regulations. However, the city has seen success in the implementation of a greenway project slated for the Settlement which will connect this development to our Heritage Park

*Status: Incomplete*

#### **Strategy LU.4.5**

**Develop design guidelines and standards to ensure that the scale, massing, height, and site design of projects are compatible with and enhance surrounding neighborhoods.**

---

The city zoning ordinance is reviewed regularly for amendments that could assist in this strategy. The current regulations put in place with the revamped 2013 version of the zoning ordinance are still relevant.

*Status: Complete*

### **OBJECTIVE LU.5**

**Promote mixed-use developments strong neighborhood qualities**

#### **Strategy LU.5.1**

**Evaluate zoning and land development regulations that allow for mixed-use development.**

---

Staff reviews our zoning ordinance and LDR for areas to help achieve this strategy yearly. Staff is currently working to update the current version of our LDR for clarity.

*Status: Complete; ongoing*

#### **Strategy LU.5.2**

**Provide density and intensity bonuses to developments that further the strategies of the Comprehensive Plan.**

---

This strategy is integral in the process of evaluating and negotiating innovative developments. All innovative developments are evaluated and review independently to accomplish this strategy.

*Status: Complete; ongoing*

### **Findings of Consistency**

---

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

# Strategies:

## Progress Report

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### **OBJECTIVE H.1**

**Improve housing choice and affordability.**

#### **Strategy H.1.1**

**Allow single-family, duplex, triplex and four-plex housing as conditional uses in most residential areas.**

---

City staff has routinely reviewed and compared our zoning ordinance design standards with neighboring municipalities. The current regulations in place are favorable for this strategy. Three of the four residential districts permit this use as a condition with B-U permitting this as a special exception

*Status: Complete*

#### **Strategy H.1.2**

**Develop land use strategies that encourage variation in lot sizes within new developments.**

---

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

#### **Strategy H.1.3**

**Provide density bonuses to private developers and non-profit to construct and/or rehabilitate affordable housing.**

---

Staff has made little effort regarding this strategy. The City has been unsuccessful with developers & non-profits as of late, this can be due in part to the cost of land in some infill and vacant areas.

*Status: Incomplete*

#### **Strategy H.1.4**

**Create and foster relationships with non-profit groups to assist in the development, construction, and/or purchase of affordable housing units.**

---

The Comprehensive Plan recommends that City officials take up this strategy as a general policy.

Traditionally, the City has partnered and worked closely with the GCRA (Greenville County redevelopment Authority) to achieve this strategy. The implementation of this strategy will be a continuously ongoing endeavor.

### **OBJECTIVE H.2**

**Promote quality neighborhoods**

#### **Strategy H.2.1**

**Develop land use strategies that achieve a balanced mix of land uses and reinforce a sense of place for new neighborhoods.**

---

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

#### **Strategy H.2.2**

**Promote interconnectivity between neighborhoods and destinations.**

---

Staff has made strides to encourage interconnectivity within residential, into other residential and/or commercial uses during redevelopment and infill projects. With the modification being proposed to the LDR, this goal will be better achieved through new policy.

*Status: Ongoing*

### **Strategy H.2.3**

**Ensure new adjacent uses and infill development is compatible with existing housing and residential uses.**

---

Staff feels the regulations in place in the current ordinance are adequate and still effective in achieving this strategy.

*Status: Complete; Ongoing*

### **Strategy H.2.4**

**Create strategies for the code enforcement of properties that have become dilapidated and unsafe for habitation.**

---

Staff does keep inventory of condemned properties and does enforcement of plight within the city. Enforcement is regulated through the International Property Maintenance Code as well as the city code and ordinances.

*Status: Complete; ongoing*

### **Strategy H.2.5**

**Identify infill/redevelopment sites within existing neighborhoods.**

---

Map 5.1 of the Comprehensive Plan depicts some opportunities for infill development with neighborhoods throughout the City. Staff will advise that some of the infill sites do involve topographical issues and infrastructure availability that present challenges for development.

*Status: Complete*

### **Strategy H.2.6**

**Identify and prioritize infrastructure and public improvements.**

---

Infrastructure improvements to date have been for sewer rehabilitation and repaving projects throughout the city. Other projects entail the

revitalization of Alder Park. Public Works Department yearly inspects and catalogs the level of service of all city owned sidewalks and roads.

*Status: Complete; ongoing*

## **Findings of Consistency**

---

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

# Strategies: Progress Report

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## **OBJECTIVE CR.1**

***Increase public awareness of the types, location, and benefits of cultural and historic resources.***

### **Strategy CR.1.1**

**Promote historic preservation and create historic preservation strategies.**

This continues to be an ongoing endeavor with the planning staff. The city has made strides to improve current sites within its inventory. With the help of our new website, it should be staff's goal to include these new improvements.

*Status: Ongoing*

### **Strategy CR.1.2**

**Pursue grant opportunities to promote preservation of local historic sites and structures.**

Minimal progress has been made on this strategy.

*Status: Incomplete*

### **Strategy CR.1.3**

**Encourage the use of preservation tax credits for historic properties.**

Minimal progress has been made on this strategy. To the city's credit, few properties exist that qualify for this tax credit that have shown interest in redeveloping, with the exception of Burdette Central & the Cotton Mill apartments.

*Status: Incomplete*

## **OBJECTIVE CR.2**

***Continue to maintain and enhance cultural facilities***

### **Strategy CR.2.1**

**Evaluate existing publicly owned historic and cultural facilities to determine possible improvements to these structures that will make these structures habitable and extend the life and capabilities of these facilities.**

A recent upfit project was completed for the Activity & Senior Community Center which will provide a venue space, with full kitchen, for the public. The City Arts Center underwent a major renovation, which saw success with a selection of performances and new venue suites for varying art exhibits. The City also just recently revamped Alder Park with new facility equipment, complete with new landscaping.

The City also entered into a lease agreement for a coffee bistro service to occupy the vacant Fire Administration Building located at the corner of Academy St. and E. Curtis St.

*Status: Complete; ongoing*

### **Strategy CR.2.2**

**Access the need for additional cultural facilities that may be demanded by a growing population.**

The City has designed the new festival street for South Main St. to provide a more pedestrian friendly environment for cultural events to include an arch way entrance. Once complete, the new municipal complex will provide ample area for gatherings and future events.

*Status: Ongoing*

### **OBJECTIVE CR.3**

***Protect cultural and historic resources through land use planning and regulation.***

#### **Strategy CR.3.1**

**Create an incentive strategy for projects that reuse/renovate older buildings and properties while maintaining the historic aspects of the building/property.**

The City, with the help of the GCRA, encourages property owners to take advantage of grants and loans readily available. Planning staff is looking to promote this avenue through the use of the new city website.

*Status: Ongoing*

#### **Strategy CR.3.2**

**In culturally significant areas, encourage the use of materials and pedestrian elements that complement historic architecture and features of the area.**

The new proposed *festival street* will help rejuvenate the aesthetics of the city's Main Street with paver stone design and archway entrance. Once complete, this portion of our downtown will be an even more vibrant city center.

*Status: Incomplete, slated*

### **OBJECTIVE CR.4**

***Support community events and local art.***

#### **Strategy CR.4.1**

**Support and encourage arts events such as display or performances of local artists in public areas.**

The Comprehensive Plan recommends that City officials take up this strategy as a general policy.

With the redevelopment of the City Arts Center, the city is capable of hosting a variety of entertainment & production options. This work also included upfitting the art studios to provide local artists with the ability to exhibit their work and offer instructional classes. With the completion of the new municipal complex "Great Lawn", this location will be a great opportunity for the city can take advantage of this strategy.

*Status: Complete, ongoing*

#### **Strategy CR.4.2**

**Identify and establish areas for public art installations.**

The Comprehensive Plan recommends that City officials take up this strategy as a general policy.

In additions to the Art Center, the city could look to provide this option within the new Municipal facility and park, as well as through the new streetscape construction.

*Status: Ongoing.*

#### **Strategy CR.4.3**

**Partner with the Chamber of Commerce for the coordination of events.**

The City and the Chamber of Commerce continue to partner for events within our downtown. With the creation of new social media pages, both the City and the Chamber are able to advertise and collaborate events to the public. With the new municipal campus and the Main St. streetscape project, slated for later this year, these events should continue to grow.

*Status: Complete; Ongoing*

#### **Strategy CR.4.4**

##### **Plan/host events that focus on the heritage of Simpsonville.**

City officials have shown support for cultural events and festivals including the Annual Christmas Parade, Breakfast with Santa, Sippin' n Simpsonville, and the Halloween in the Park, Daddy-Daughter Dance, Easter Egg Hunt, and the "Touch a Truck" events at the CCNB Amphitheater to name a few.

Just recently, City council members were instrumental in creating "The Stars & Stripes of Simpsonville: Flags for Residents Program."

The City has been very supportive of these activities & events, not only by issuing permits for special events, but also by providing equipment and labor as well as promoting and contributing ideas.

*Status: Complete; Ongoing*

### **Findings of Consistency**

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

# Strategies:

## Progress Report

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### **OBJECTIVE PF.1**

***Provide efficient public services.***

#### **Strategy PF.1.1**

**Implementation of a long-range and proactive strategy accounting for Facility and staffing needs.**

---

Department heads have closely monitored the city's growth and prioritized the need to adapt to continue to achieve the same level of service. The New Municipal complex was designed to accommodate continual growth for the next several decades. Public Works was one of the departments where the need to grow in facility size and manpower should still be pursued as the city continues to grow.

Status: Complete; ongoing

#### **Strategy PF.1.2**

**Continue to support and provide quality public safety services to all businesses, residents, and visitors of Simpsonville.**

---

The Comprehensive plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

#### **Strategy PF.1.3**

**Provide for adequate collection, processing, disposal of wastewater, solid waste and recycling efforts in an environmentally sound and economically feasible manner to meet the needs of present and future residents.**

---

The Comprehensive plan recommends that City officials take up this strategy as a general policy.

The implementation of this strategy will be a continuously ongoing endeavor.

The city recently terminated its recycling services due to the rising costs of processing the materials. The City's sewer rehab project is still underway with rehab for inflow and infiltration. The city still provides drop-off areas for recycling at their facility.

Status: Complete; ongoing

### **OBJECTIVE PF.2**

***Establish community facilities as neighborhoods centers.***

#### **Strategy PF.2.1**

**Integrate community facilities and civic uses, such as schools and houses of worship, into residential neighborhoods.**

---

The Comprehensive plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

With the exception of private childcare centers within Innovative Developments, minimal progress has been made on this strategy.

Status: Working progress

#### **Strategy PF.2.2**

**City-owned facilities will add to the community's sense of place through high-quality architectural design and site orientation.**

---

The Comprehensive Plan recommends that City officials take up this strategy as a general policy.

With the new municipal campus partially completed, to include a new fire headquarters and court building, the color scheme used is consistent throughout the area, but with



carefully designed architectural features and layout.

*Status: Complete, ongoing*

**Strategy PF.2.3**  
**Locate and retain community facilities near the downtown area where appropriate and possible.**

---

The Comprehensive plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

The revamping of the Arts Center and studios have provided opportunities for community activities. This area is perfectly located as requested by the comprehensive plan.

*Status: Complete, ongoing.*

**OBJECTIVE PF.3**

***Prioritize improvements and expansions of public facilities and infrastructures.***

**Strategy PF.3.1**  
**Complete a community parks and open space plan.**

---

Minimal progress has been made. The city has invested in improvement to Alder Park and conversion to Pickle Ball courts at the College Street Park. Map 7.2 of the Comprehensive Plan illustrates the available recreation parks within and surrounding the city.

*Status: Incomplete*

**Strategy PF.3.2**  
**Support the enhancement of existing businesses through infrastructure improvements initiatives.**

---

The City recently invested in sewer rehab projects to properties in our downtown for future growth. Public Works also partners with Greenville Water to coordinate work projects to eliminate additional encroachment work. Several of these projects are being scheduled now, laying the groundwork prior to new, downtown beautification and streetscape projects.

*Status: Complete, ongoing*

**Strategy PF.3.3**  
**Delineate areas for future infrastructure improvements which promote new business and industrial growth in areas best suited for new growth.**

---

Minimal progress has been made with this strategy. This can be due to the fact that a lot of outliner areas are plagued by topography issues and infrastructure is already in place by other entities, i.e Metro or ReWa and/or neighboring municipalities.

*Status: Incomplete*

**Strategy PF.3.4**  
**Promote energy conservation designs in new public buildings; consider improvements to existing buildings and facilities that enhance the ability to conserve energy.**

---

A lot of effort went to implementing this strategy into the new Municipal Complex, to include motion activated lighting, dual controlled air, and electrochromic glass windows. This strategy was also implemented into the Senior Center and Arts Center.



*Status: Complete, Ongoing*

**OBJECTIVE PF.4**

***Coordinate with outside facility/service providers***

**Strategy PF.4.1**

**Share demographic information, estimates, projections, and permitted densities with local utility companies.**

City planning staff routinely notifies utility providers and proper entities during annexations to the city.

*Status: Complete; Ongoing*

**Strategy PF.4.2**

**Provide the school district with updated demographic information, estimates, and projections.**

City planning staff routinely notifies the school district of annexations, rezonings and subdivision proposals. Staff has a great relationship with the school districts on all residential developments.

*Status: Complete; Ongoing*

**Strategy PF.4.3**

**Facilitate meetings with infrastructure providers to identify areas of need.**

Planning staff and the Public Works department coordinate with providers bi-yearly to strategies future growth patterns.

*Status: Complete; Ongoing*

## **Findings of Consistency**

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

# Strategies: Progress Report

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## **OBJECTIVE T.1**

***Provide a safe and efficient roadway system that meets an adequate level of service.***

### **Strategy T.1.1**

**Create and maintain a level of service map of the City's road network.**

Public Works department maintains and re-evaluates the city's road network yearly. A map of this service is produced in support of the goal.

*Status: Complete*

### **Strategy T.1.2**

**Incorporate regulations that encourage shared vehicular access and minimize driveway access along arterial streets.**

The current zoning ordinance has language that encourages this strategy. Staff is implementing this request further in detail in the LDR modifications set to come before council this year.

*Status: Complete, work in progress*

### **Strategy T.1.3**

**Require stub streets and connections to existing stubs in new subdivisions.**

This strategy will be part of the modifications to the city's LDR slated for later this year. This goal has always been a desired policy, but was unsuccessful in laying the groundwork in previous projects.

*Status: Work in progress*

### **Strategy T.1.4**

**Ensure adequate access into downtown area for vehicles, pedestrians, and bicycles to support public activities and private business uses.**

The current downtown realignment project will be key to getting vehicles, pedestrians, and bicycles into and through our downtown more efficiently. This has been a long overdue objective. The city is currently working to establish easements to continue our current SRT (Swamp Rabbit Trail) portion to Heritage Park.

*Status: Work In progress*

### **Strategy T.1.5**

**Where appropriate, promote the use of traffic islands and controlled points for left turns.**

Minimal progress has been made regarding this strategy.

*Status: Incomplete*

### **Strategy T.1.6**

**Continue to review and prioritize the City's inventory of streets for paving and maintenance.**

Our Public Works Department catalogs the city-owned streets and sidewalks yearly, establishing a level of quality and need for annual repaving. This includes sidewalks, curbing and gutters, as well as streets.

*Status: Complete, ongoing*

### **Strategy T.1.7**

**Invest in road improvements (widening and new roads) when necessary and appropriate to address safety or capacity deficiencies (both existing and future).**

The new realignment one-way project designed for our downtown, and lane improvements to E.

Curtis in front of the new municipal complex will bring more efficiency for vehicle, bicycle and pedestrian travel.

*Status: Ongoing*

**Strategy T.1.8**  
**Ensure intersections and major access points are well lit.**

This policy has been implemented into Public Work's monthly schedule to ensure proper lighting and safety.

*Status: Complete, Ongoing*

**OBJECTIVE T.2**  
***Improve the sidewalk network to promote safe pedestrian travel.***

**Strategy T.2.1**  
**Consider the incorporation and/or repair of pedestrian sidewalks into future roadway improvements where appropriate.**

The Comprehensive Plan recommends that City officials take up this strategy as a general policy.

Staff regularly coordinates with SCDOT for repairs and construction of new sidewalks during development. The City recently adopted a Fee in lieu of Sidewalk Construction to help generate funds allocated to completing or linking our broken sidewalk system. New Downtown master plan also implements this goal as part of the project.

*Status: Complete*

**Strategy T.2.2**  
**Identify and prioritize needed pedestrian connections within the community.**

As part of the anticipated Downtown Master plan and landscape improvement, pedestrian crossings and access are key elements to the design to help achieve this goal. Staff is excited about these improvements that are overdue for our city.

*Status: Work In Progress*

**OBJECTIVE T.3**  
***Create a trails system that encourages pedestrian and bicycle usage.***

**Strategy T.3.1**  
**Complete a Master Trails plan that encourages pedestrian and bicycle usage.**

Staff has been working closely with SCDOT, UGADA, property owners and developers to extend our portion of the SRT (Swamp Rabbit Trail). Once easements have been secured, staff will be better positioned to finalize a more accurate Master Trails plan.

*Status: Incomplete, work in progress*

**Strategy T.3.2**  
**Consider the incorporation of bicycle lanes in future roadway improvements where appropriate.**

The Comprehensive Plan recommends that City officials take up this strategy as a general policy.

With the exception to the added bicycle lanes to E. Curtis St., minimal progress has been made with this strategy.

*Status: Incomplete*

### **Strategy T.3.3**

#### **Encourage bicycle parking facilities at key destinations.**

---

Both current trail heads for our portion of the SRT have bicycle parking facilities, with proposed additions near Fairview Rd. and South Main St. Our overlay districts also encourages the implementation of pedestrian amenities; however, the city should look to finalize a design standard to help encourage a designated theme.

*Status: Complete, work in progress*

### **Strategy T.3.4**

#### **Ensure that bicycle and pedestrian facilities are designed to connect schools, community services, and destinations.**

---

As mentioned in Strategy T.3.3, the City has installed bicycle parking stations at the entrance points to our SRT on S. Main St. The city is actively pursuing the design of a pocket park / trail head station near Fairview Rd and S. Main St. to provide amenities suited for users of the trail, both pedestrian and bicyclist. More of these should be considered throughout our downtown. This should continue during design phases when the second portion of the SRT is finalized, connecting Simpsonville with Fountain Inn.

*Status: Partially complete, work in progress*

### **Strategy T.3.5**

#### **Use signage, striping, and/or special paving to facilitate convenient and safe bicycle and pedestrian crossings at street intersections.**

---

Part of the downtown master plan and landscape project, new wayfinding signage will be implemented to help achieve this strategy. Public Works has the ability to install thermoplastic pavement markings to extend the longevity of our current and future projects.

*Status: Working in progress*

### **OBJECTIVE T.4**

#### **Promote and encourage mass-transit.**

##### **Strategy T.4.1**

###### **Ensure that any public mass transit services provided within the City of Simpsonville are at an acceptable economic cost to the City.**

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The Comprehensive Plan recommends that City officials take up this strategy as a general policy.

City council recently discontinued its portion of funding for the local *GreenLink* route. One of the leading causes of this decision was lack of ridership.

*Status: Incomplete*

##### **Strategy T.4.2**

###### **Promote transit use by encouraging appropriate densities at potential transit locations.**

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The Comprehensive Plan redirects the reader to the Land Use strategies of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **OBJECTIVE T.5**

#### **Enhance key gateways to Simpsonville.**

##### **Strategy T.5.1**

###### **Identify and enhance key entrance within the City.**

---

Staff has already identified key entrance points and coordinates with SCDOT quarterly about

potential improvements. Public Works maintains key corridors and entrance areas vital to the city's appearance & economic development.

*Status: Complete, ongoing*

### **Strategy T.5.2**

**Incorporate aesthetic improvements such as landscaped medians and street trees along roadways at key gateways.**

Public Works maintains our key entrance points to our city. I-385 on & off-ramps are regularly maintained and improved with added landscape practices by our Public Works department. Our downtown master plan calls for added streetscaping to help foster and improve our tree canopy.

*Status: Complete, ongoing*

## **Findings of Consistency**

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

# Strategies: Progress Report

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## **OBJECTIVE NR.1**

***Promote sustainable development practices.***

### **Strategy NR.1.1**

**Concentrate high intensity development in areas with existing public facilities such as transportation, sewer, and water services.**

The Comprehensive Plan redirects the reader to the Land Use strategies of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **Strategy NR.1.2**

**Promote compact development patterns and encourage infill.**

The Comprehensive Plan redirects the reader to the Land Use strategies of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **Strategy NR.1.3**

**Reduce commuting times and encourage alternative modes of transportation, thereby improving local air quality.**

The Comprehensive Plan redirects the reader to the Land Use strategies of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **Strategy NR.1.4**

**Protect development by discouraging and/or prohibiting it in areas with higher probability of disaster.**

The City's Zoning Ordinance is reviewed regularly for deficiencies that would prevent the

city from achieving this goal. The City Building Official, in partnership with the planning department, regulates codes relating to floodplains and steep slopes. The City recently adopted new stormwater regulations for preparations for the 100-year storm events.

*Status: Complete*

## **OBJECTIVE NR.2**

***Conserve the qualities of environmentally sensitive lands.***

### **Strategy NR.2.1**

**Maintain land use strategies that encourage conservation design practices to environmentally sensitive lands.**

The Comprehensive Plan redirects the reader to the Land Use strategies of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **Strategy NR.2.2**

**Maintain and improve connectivity of natural systems that support wildlife corridors and habitats.**

The City's Zoning Ordinance and Code of Ordinance currently provide requirements to achieve this goal. Our Public Works department routinely monitors and maintains these public portions within the City.

*Status: Complete, ongoing*

### **Strategy NR.2.3**

**Improve surface water quality so that streams will support healthy aquatic life and recreation.**

The City recently adopted new regulations for development to design for the 100-year event. Stormwater management and erosion control

for the purpose of protecting water quality and aquatic life is still implemented through the Greenville County Land Development Division. At this time, this policy and agreement are still relevant and vital.

*Status: Complete, ongoing*

#### **Strategy NR.2.4**

**Develop public facility strategies that facilitate the use of central sewer and water instead of on-site septic systems and wells, which create greater potential for contamination of groundwater.**

The Comprehensive Plan redirects the reader to the Public Facility strategies of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

#### **Strategy CR.2.5**

**Facilitate the creation of a community parks and open space plan.**

The Comprehensive Plan redirects the reader to the Public Facility strategies of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### ***OBJECTIVE NR.3***

***Promote energy conservation and efficiency.***

#### **Strategy NR.3.1**

**Encourage energy efficiency in design.**

The City hasn't made much progress towards this strategy. The city planning staff should look into implementing electric charging stations as well as other energy efficient practices into the zoning ordinance design standards to prepare for a more energy efficient future.

*Status: Incomplete*

#### **Strategy NR.3.2**

**Develop public facility strategies which promote energy conservation in public buildings.**

The Comprehensive Plan redirects the reader to the Public Facility strategies of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

### **Findings of Consistency**

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.



# Strategies:

## Progress Report

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### **OBJECTIVE PI.1**

***Identify and assess federal, state, and local funding sources available for improvements to public infrastructure and facilities.***

#### **City General Fund.**

The City's "general fund" represents the City's funds which finance all the City's general programs and day-to-day operations. General fund revenues and expenditures are authorized through the City's annual budget process.

#### **City Special Revenue Fund**

By ordinance, the City of Simpsonville has enacted the levy of a local hospitality and accommodations tax that contributes to a "special revenue fund." The proceeds are to be used for tourism-related improvements and facilities.

#### **City Sewer Enterprise Fund.**

When a citizen of Simpsonville pays their sewer utility bill, that money goes into the City's sewer "enterprise fund." As an "enterprise" fund, by law it is self-sustaining, meaning that all expenditures must be directly related to the operation, maintenance, repair, and management of the City's sewer system. Revenues to the enterprise fund are kept separate from other municipal funds and uses and cannot be co-mingled with funds for any other activities.

#### **City Public Works Enterprise Fund**

When a citizen of Simpsonville pays their property tax bill, a Public Works Fee is assessed. That money goes into the City's Public Works "enterprise fund." As an "enterprise" fund, by law it is self-sustaining, meaning that all expenditures must be directly related to the operation, maintenance, repair, and management of the City's sanitation and roadways. Revenues to the enterprise fund are kept separate from other municipal funds and uses and cannot be co-mingled with funds for any other activities.

#### **Community Development Block Grant**

The City of Simpsonville participates in Greenville County's CDBG entitlement funds. These fund a wide variety of projects from revitalizing neighborhoods to improving community infrastructure, providing public facilities and creating or retaining jobs. These funds are allocated by formula based on population.



## **Transportation Alternatives**

The Transportation Alternatives (TA) program facilitates local governments to pursue a broad range of non-traditional transportation-related activities such as bicycle and pedestrian facilities, streetscape projects, scenic and landscaping programs, and historic preservation. This program is funded under the current Federal Transportation Legislation SAFETEA-LU and is allocated by the S.C. Department of Transportation (SCDOT) through the Greenville-Pickens Area Transportation Study (GPATS).

## **"C" Funds**

The "C" Funds Program in South Carolina provides funds to local governments for improvements to and the construction of secondary roads. These funds are administered by the County Transportation Committee (CTC).

## **Funds Administered by GPATS**

The Greenville-Pickens Area Transportation Study (GPATS) is the Metropolitan Planning Organization for the Greenville Urbanized Area. This organization is responsible for planning and prioritizing all federally funded transportation improvements within the urbanized area. GPATS develops a Transportation Improvement Program (TIP)—which is a list of all of the transportation improvement projects to be funded with Federal Highway Administration and Federal Transit Administration funds in the upcoming three years—and the Long-Range Transportation Plan—which is a 25-year plan that establishes transportation priorities for the region.

## **Other Financing Opportunities**

- **General obligation bond**
- **Revenue bond**
- **Certificate of participation bond**
- **Tax increment financing**
- **Municipal improvement district**
- **Dedicated franchise fees**
- **Appalachian Regional Commission (ARC)**
- **Other state and federal grants**

## **OBJECTIVE PI.2**

**Identify and plan for public infrastructure and facility improvements needed to serve the changing population of the City.**

This objective is intended to provide procedures to improve the vital portions of the city, and the tools available to achieve these goals to accommodate the city continual level of service into the future.

## **Underground Utilities**

- The City experienced utilities lines move underground within our downtown near the Slice restaurant & at Burdette Central.

*These actions are provided through the Duke Energy Municipal Underground Utility Fund, which are funded via a portion of franchise agreements.*

- The City has invested \$20 million dollars in upgrades to our wastewater lines throughout the city.

Status: *Complete, on going*

### Downtown Improvements

- Downtown festival street project
- Downtown Streetscape project

*These projects will include new sidewalks, ADA compliance, updated crosswalks, pedestrian areas, along with new landscaping and pedestrian amenities. These projects are slated for work to commence later next year.*

Status: *In progress*

### Acquire Property for Affordable Housing

- The city collaborated with Habitat for Humanity during 2018 to develop 13 single-family lots.
- The city hasn't had much success with offering more coordination with nonprofits due to the lack of available city property viable for redevelopment.

Status: *Incomplete*

### Public Facilities Improvements

- The completion of our new Municipal Complex, which included a new City Hall, Police Department, and Fire Headquarters facility.
- Improved Gracely Park playground facility and new lighted athletic fields
- New Fire Station 5 & 6.

Status: *Complete*

### Improve Historic and Cultural Facilities

- Improvements to the Arts Center to include a new auditorium, art studios, and event center with catering kitchen and ADA restrooms.
- Revitalizing & repurposing of the old Historic library building at the corner of E. Curtis Street and Academy Street.

Status: *Complete*

### Additional Cultural Facilities

- Expanded the event center room and outdoor patio at the Senior Community Center.

Status: *Complete*

### Create Areas for Public Art

- Newly donated artwork was presented to the city for installation in front of the water wall fountain within the Great Lawn. The city could look to implement more artwork locations within other areas of the municipal campus & within the new downtown streetscape project.

Status: *Work in progress*

### Solid Waste and Recycling Collection

- City relocated the recycle drop-off center to Woodside Park.
- City discontinued our curbside collection of recycling material due to rising costs.

Status: *Complete*

### Energy Conservation Improvements

- The City's new municipal complex took this objective into consideration during its design. New elements included the use of sage glass windows, motion activated lighting, & isolated air systems.
- City also consolidated multiple departments within one structure.

Status: *Complete, on going*

### Road Improvements

- Downtown, one-way, realignment project is slated to start later this year.
- (2) Landscaped islands are to be removed, adding more queuing space for turning on NE/SE Main Street.
- Continuing to prioritize city owned roads for resurfacing

Status: *Work in progress*

### Sidewalk Improvements

- Downtown streetscape project has incorporated this objective into the plan to improve pedestrian mobility.
- City recently adopted a Sidewalk Fee to help provide funds to connect broken sections within the city
- Woodside Mill sidewalk installation

Status: *Complete, work in progress*

### Bicycle Lane and Parking Improvements

- Bicycle lanes were included into the design of the repaving project along E. Curtis.
- The city expanded its parking availability through partnership and lease agreements with downtown property owners.

Status: *Complete, Ongoing*

### Mass Transit Components

- City recently discontinued its funds to pay local share of "Greenlink Route 601" due to ridership concerns.

Status: *Incomplete*

### Gateway Enhancements

- City has erected entryway monuments to key areas along I-385 on-ramps.
- Wayfinding signage for our downtown is part of the downtown streetscape project.

Status: *Partially completed, Ongoing*

### Multi-Use Paths and Trails

- The first portion of the SWT has been completed from downtown to Fairview Rd.
- Easements are currently under review and consideration with SCDOT and private landowners to continue the second phase connecting with Bryson Elementary School.

Status: *Partially completed, working in progress*

## **OBJECTIVE PI.3**

***Establish a coordinated approach to public infrastructure and facility planning.***

### Coordinate with surrounding jurisdictions

The City coordinates with ReWa and Metro Connects, along with surrounding municipalities, regarding projects, improvements, and future growth.

Status: *Complete, Ongoing.*

### Coordinate with SCDOT and GPATS

- City staff coordinates quarterly with SCDOT & GPATS on matters related to the city

Status: *Complete, Ongoing*

### Coordinate with the School District

- Planning staff continues to coordinate with Greenville County School representatives, keeping them informed with current developments and future annexations projects

Status: *Complete, Ongoing*

**Establish a Subdivision Advisory Committee  
in the City**

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- This has been a continual topic and vision for the City and surrounding municipality. The city hasn't made much progress regarding this strategy.

*Status: Incomplete*

## **Findings of Consistency**

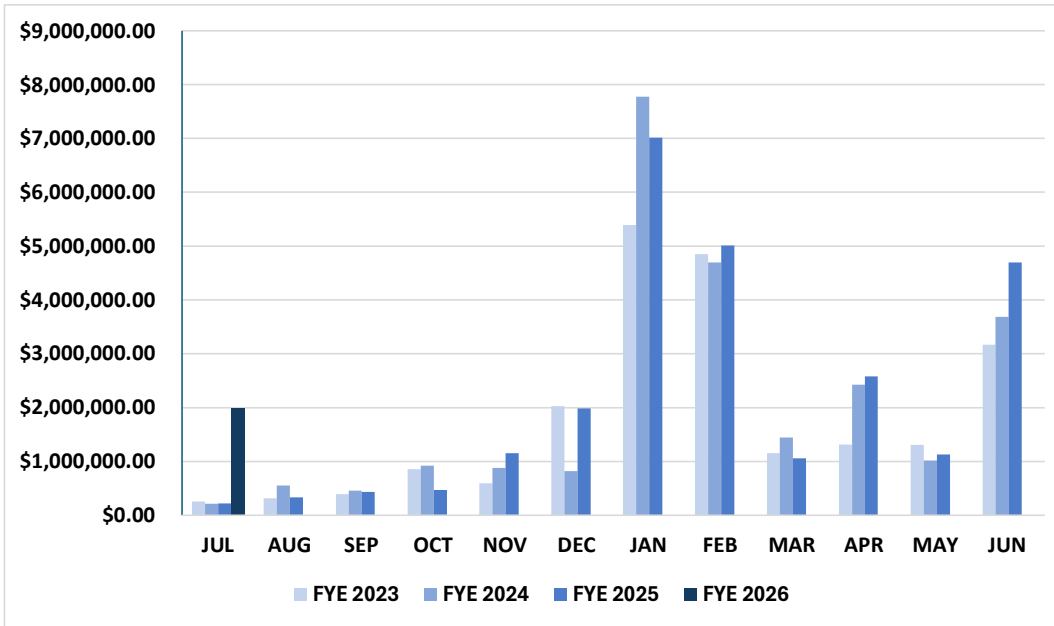
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As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

# MONTHLY FINANCIAL UPDATE – Jul-25



## GENERAL FUND – OVERVIEW OF REVENUE



General Fund - Fiscal Year Revenue Comparison			
As of July 2025			
FYE – 2024	FYE – 2025	\$ Difference	% Increase/Decrease
\$222,661.95	\$2,019,350.46	\$1,796,688.51	807% Increase

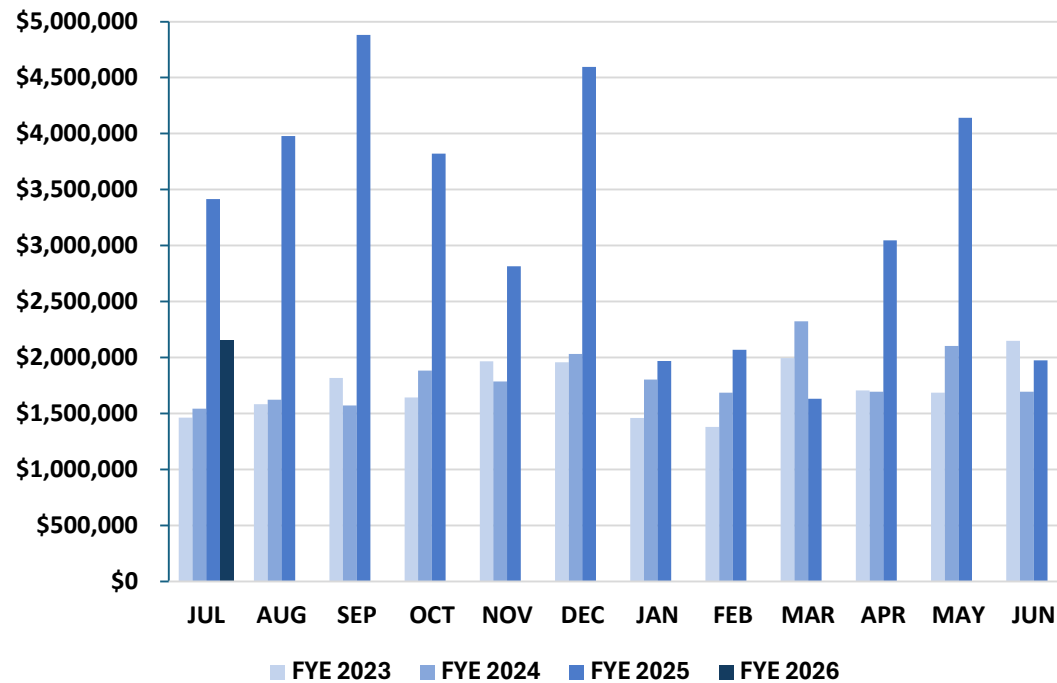
\*YTD Revenue includes other financing sources (Proceeds disposal of assets/Insurance Proceeds/Transfers from Special Revenue)

Other Financing Sources:	Proceeds on Disposals Capital Assets	
	Insurance Proceeds	\$ 38,377.54
	Transfer from Sewer Fund	
	Transfer from Special Revenue	
	Transfer from PW Enterprise Fund	
	Transfer from Capital Projects Fund	
Year-to-Date Other Financing Sources:		\$ 38,377.54

FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	\$222,661.95	Jul-25	\$1,980,972.92 **
Aug-24	\$336,501.40	Aug-25	
Sep-24	\$432,918.26	Sep-25	
Oct-24	\$466,885.91	Oct-25	
Nov-24	\$1,149,801.31	Nov-25	
Dec-24	\$1,990,395.57	Dec-25	
Jan-25	\$7,014,179.56	Jan-26	
Feb-25	\$5,009,446.18	Feb-26	
Mar-25	\$1,059,103.58	Mar-26	
Apr-25	\$2,580,427.78	Apr-26	
May-25	\$1,130,079.03	May-26	
Jun-25	\$4,698,173.00	Jun-26	
Year to Date Other Financing Sources	\$ 3,270,993.33	Year to Date Other Financing Sources	\$ 38,377.54
YTD *Revenue	\$29,361,566.86	YTD *Revenue	\$2,019,350.46
% of BUDGET	119%	% of BUDGET	8%
BUDGET	\$23,977,380.00	BUDGET	\$25,659,464.00
Budgeted Other Financing Sources	\$606,889.00	Budgeted Other Financing Sources	\$916,628.00
TOTAL	\$24,584,269.00	TOTAL	\$26,576,092.00

\*\* July 2025 received funds from sale of Old City Hall

## GENERAL FUND - OVERVIEW OF EXPENDITURES



FYE 2025	Expenditures	FYE 2026	Expenditures
Jul-24	\$3,310,346.64	Jul-25	\$2,159,838.96
Aug-24	\$3,978,217.31	Aug-25	
Sep-24	\$4,880,124.85	Sep-25	
Oct-24	\$3,820,216.84	Oct-25	
Nov-24	\$2,813,166.12	Nov-25	
Dec-24	\$4,596,143.77	Dec-25	
Jan-25	\$1,968,707.18	Jan-26	
Feb-25	\$2,067,000.97	Feb-26	
Mar-25	\$1,631,431.42	Mar-26	
Apr-25	\$3,045,289.51	Apr-26	
May-25	\$4,140,984.56	May-26	
Jun-25	\$1,975,268.63	Jun-26	
YTD	\$38,226,897.80	YTD	\$2,159,838.96
% of BUDGET	155%	% of BUDGET	8%
BUDGET	\$24,584,269.00	BUDGET	\$26,576,092.00

### General Fund - Fiscal Year Revenue Comparison

As of July 2025

<u>FYE – 2024</u>	<u>FYE – 2025</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$3,310,346.64	\$2,159,838.96	(1,150,507.68)	-35% Increase

**Cash on Hand as of July 31, 2025:**  
**\$12,077,247.06**



## GENERAL FUND – OVERVIEW OF DEBT

GENERAL OBLIGATION BONDS	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2025	Amount Still Due in FYE 2025 (Principal & Interest)
2019 G.O. Bond	4/1/2026	\$772,000	\$229,000.00	\$0.00	\$118,476.96

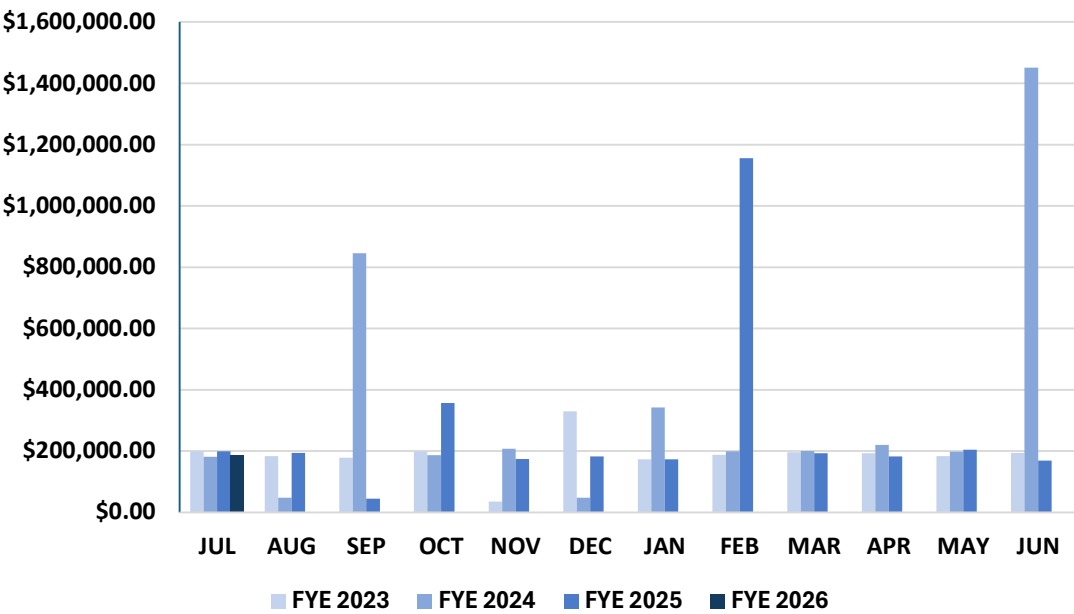
INSTALLMENT PURCHASE REVENUE BONDS	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2025	Amount Still Due in FYE 2025 (Principal & Interest)
2021 IPRB	6/30/2042	\$11,300,000.00	\$10,105,000.00	\$0.00	\$0.00

### 2021 Installment Purchase Revenue Bond

#### Monthly Activity

2021 IPRB Details	Beginning Balance	Debt Service Payments (Monthly Installment)	Principal/Interest/Construction (Made by US Bank on behalf of City)	Ending Balance
US Bank – Bond Fund	\$2,662.12		\$ 8.55 Interest	\$2,670.67

SEWER FUND – OVERVIEW OF REVENUE†

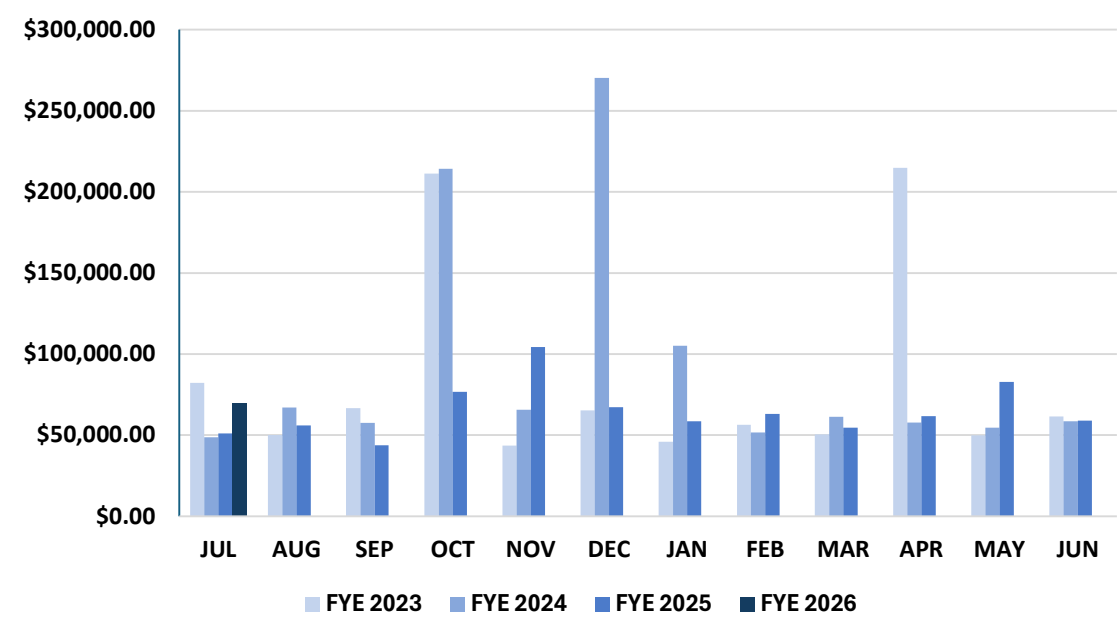


† Excludes donated sewer infrastructure

Sewer Fund - Fiscal Year Revenue Comparison			
As of July 2025			
FYE – 2024	FYE – 2025	\$ Difference	% Increase/Decrease
\$198,594.09	\$188,005.34	(\$10,588.75)	-5% Decrease

FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	\$198,594.09	Jul-25	\$188,005.34
Aug-24	\$194,142.59	Aug-25	
Sep-24	\$44,083.66	Sep-25	
Oct-24	\$356,816.26	Oct-25	
Nov-24	\$175,678.90	Nov-25	
Dec-24	\$182,892.12	Dec-25	
Jan-25	\$174,916.72	Jan-26	
Feb-25	\$1,155,766.70	Feb-26	
Mar-25	\$193,137.64	Mar-26	
Apr-25	\$183,034.60	Apr-26	
May-25	\$203,977.44	May-26	
Jun-25	\$169,517.51	Jun-26	
YTD	\$3,232,558.23	YTD	\$188,005.34
% of BUDGET	142%	% of BUDGET	8%
BUDGET	\$2,270,000.00	BUDGET	\$2,270,000.00

SEWER FUND – OVERVIEW OF EXPENDITURES†



ASSETS\*

FYE 2023 EQUIPMENT PURCHASES (YTD): \$616,052.21  
FYE 2023 VEHICLE PURCHASES (YTD): \$0.00

Sewer Fund - Fiscal Year Expense Comparison			
As of July 2025			
FYE – 2024	FYE – 2025	\$ Difference	% Increase/Decrease
\$52,905.53	\$70,202.68	\$17,297.15	33% Decrease

FYE 2025	Expenditures	FYE 2026	Expenditures
Jul-24	\$52,905.53	Jul-25	\$70,202.68
Aug-24	\$56,042.17	Aug-25	
Sep-24	\$43,813.75	Sep-25	
Oct-24	\$76,779.00	Oct-25	
Nov-24	\$104,441.60	Nov-25	
Dec-24	\$67,182.38	Dec-25	
Jan-25	\$58,644.73	Jan-26	
Feb-25	\$63,151.96	Feb-26	
Mar-25	\$54,679.60	Mar-26	
Apr-25	\$61,660.99	Apr-26	
May-25	\$83,047.32	May-26	
Jun-25	\$59,012.73	Jun-26	
YTD	\$781,361.76	YTD	\$70,202.68
% of BUDGET	62%	% of BUDGET	6%
BUDGET	\$1,252,394.00	BUDGET	\$1,108,724.00

Cash on Hand as of July 31, 2025:  
\$2,155,035.09

## SEWER FUND - OVERVIEW OF LIABILITIES

### LIABILITIES\*

REVENUE BOND*	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2025	Amount Still Due in FYE 2025 (Principal & Interest)
2016 Revenue Bond	4/1/2037	\$10,270,000	\$7,520,000.00	\$0.00	\$0.00

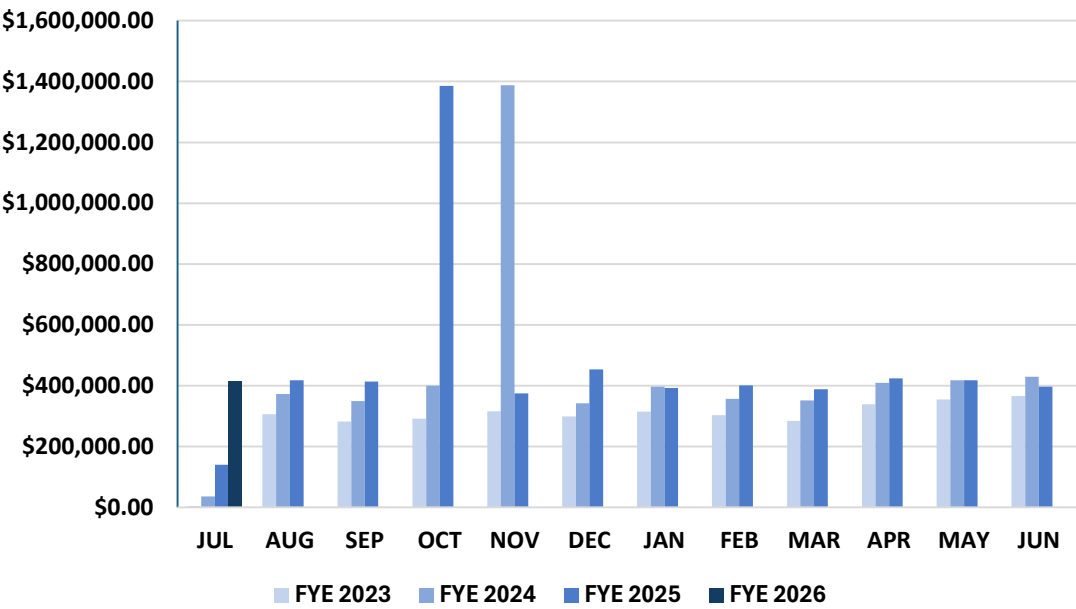
‡ Excludes depreciation expenses

\* Not included in expenditure report

### 2016 Sewer Revenue Bond Monthly Activity

<b>2016 Sewer Revenue Bond Details</b>	<b>Beginning Balance</b>	<b>Debt Service Payments (Monthly Installment)</b>	<b>Principal/Interest/Construction <i>(Made by US Bank on behalf of City)</i></b>	<b>Ending Balance</b>
US Bank - Debt Service Fund	\$223,869.33	\$62,351.05	\$566.10 - Interest	\$286,786.48

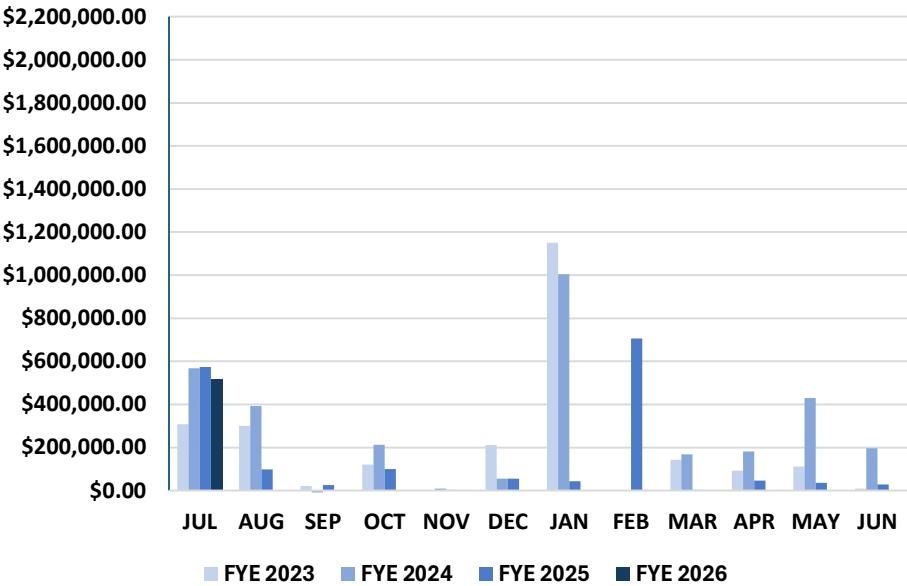
SPECIAL REVENUE FUND – OVERVIEW OF REVENUE



FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	\$140,138.36	Jul-25	\$415,172.70
Aug-24	\$418,166.30	Aug-25	
Sep-24	\$413,608.66	Sep-25	
Oct-24	\$1,385,483.64	Oct-25	
Nov-24	\$430,899.59	Nov-25	
Dec-24	\$453,457.87	Dec-25	
Jan-25	\$445,882.67	Jan-26	
Feb-25	\$400,122.50	Feb-26	
Mar-25	\$388,679.63	Mar-26	
Apr-25	\$423,951.95	Apr-26	
May-25	\$418,126.15	May-26	
Jun-25	\$396,245.41	Jun-26	
YTD	\$5,714,762.73	YTD	\$415,172.70
% of BUDGET	143%	% of BUDGET	9%
BUDGET	\$4,000,000.00	BUDGET	\$4,550,000.00

Special Revenue Fund - Fiscal Year Revenue Comparison			
As of July 2025			
FYE – 2024	FYE – 2025	\$ Difference	% Increase/Decrease
\$140,138.36	\$415,172.70	\$275,034.34	196% Increase

SPECIAL REVENUE FUND – OVERVIEW OF EXPENDITURES



FYE 2025	Expenditure	Transfers	FYE 2026	Expenditure	Transfers
Jul-24	\$521,462.58	\$0.00	Jul-25	\$516,896.50	
Aug-24	\$98,428.24	\$0.00	Aug-25		
Sep-24	\$26,505.74	\$0.00	Sep-25		
Oct-24	\$100,218.06	\$0.00	Oct-25		
Nov-24	\$2,948.81	\$135,330.55	Nov-25		
Dec-24	\$55,416.06	\$0.00	Dec-25		
Jan-25	\$1,061,649.84	\$0.00	Jan-26		
Feb-25	\$704,932.53	\$0.00	Feb-26		
Mar-25	\$3,232.56	\$944,232.53	Mar-26		
Apr-25	\$46,130.04	\$485,214.60	Apr-26		
May-25	\$35,537.09	\$0.00	May-26		
Jun-25	\$28,282.19	\$557,464.48	Jun-26		
YTD	\$2,684,743.74	\$2,122,242.16	YTD	\$516,896.50	\$0.00
% of BUDGET	140%	347%	% of BUDGET	21%	0%
BUDGET	\$1,923,228.00	\$612,377.00	BUDGET	\$2,430,621.00	\$650,505.00

Special Revenue Fund - Fiscal Year Revenue Comparison			
As of July 2025			
FYE – 2024	FYE – 2025	\$ Difference	% Increase/Decrease
\$521,462.58	\$516,896.50	(\$4,566.08)	-1% Decrease

Cash on Hand as of July 31, 2025:  
\$8,672,021.35



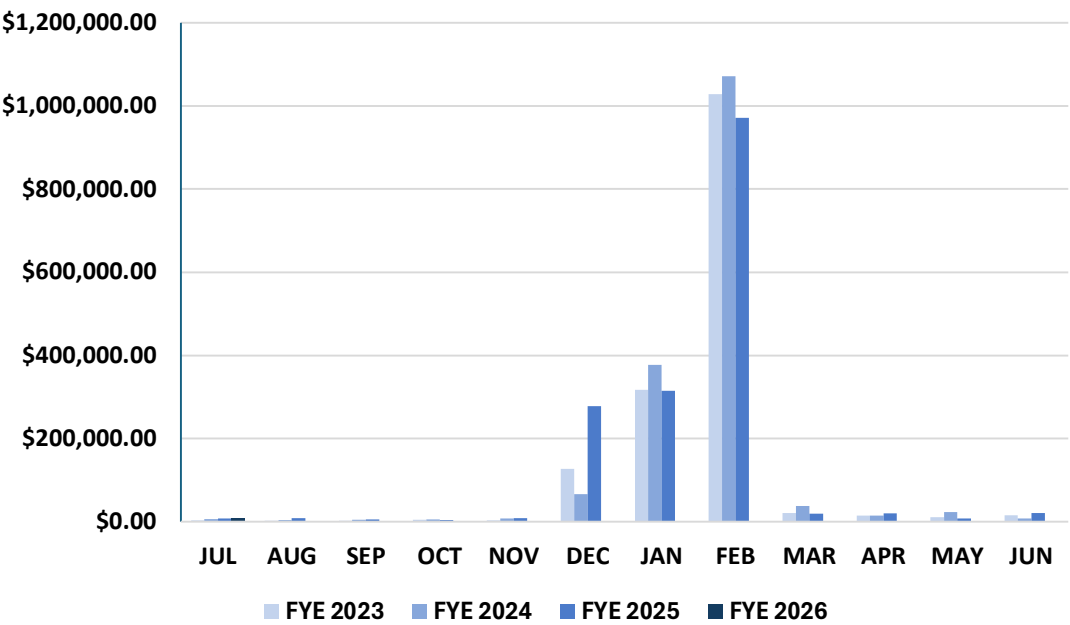
## SPECIAL REVENUE - OVERVIEW OF DEBT

H&A TAX REVENUE REFUNDING AND IMPROVEMENT BOND	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2025	Amount Still Due in FYE 2025 (Principal & Interest)
2021 Revenue Bond	6/30/2036	\$14,155,000	\$11,795,000.00	\$0.00	\$262,600.00

### 2021 H&A Tax Revenue Bond Monthly Activity

<b>2021 H&amp;A TAX REVENUE BOND Details</b>	<b>Beginning Balance</b>	<b>Debt Service Payments</b>	<b>Principal/Interest/Construction</b> <i>(Made by US Bank on behalf of City)</i>	<b>Ending Balance</b>
US Bank - Interest Account	\$223,737.96	\$41,250.00	\$695.44 Interest Earned	\$265,683.40
US Bank - Principal Account	\$427,405.15	\$65,416.67	\$1,310.20 Interest Earned	\$494,132.02
US Bank - Construction Fund	\$13,414,368.46		\$43,449.56 Interest Earned -\$39,750.00 Alliance Consulting	\$13,418,068.02

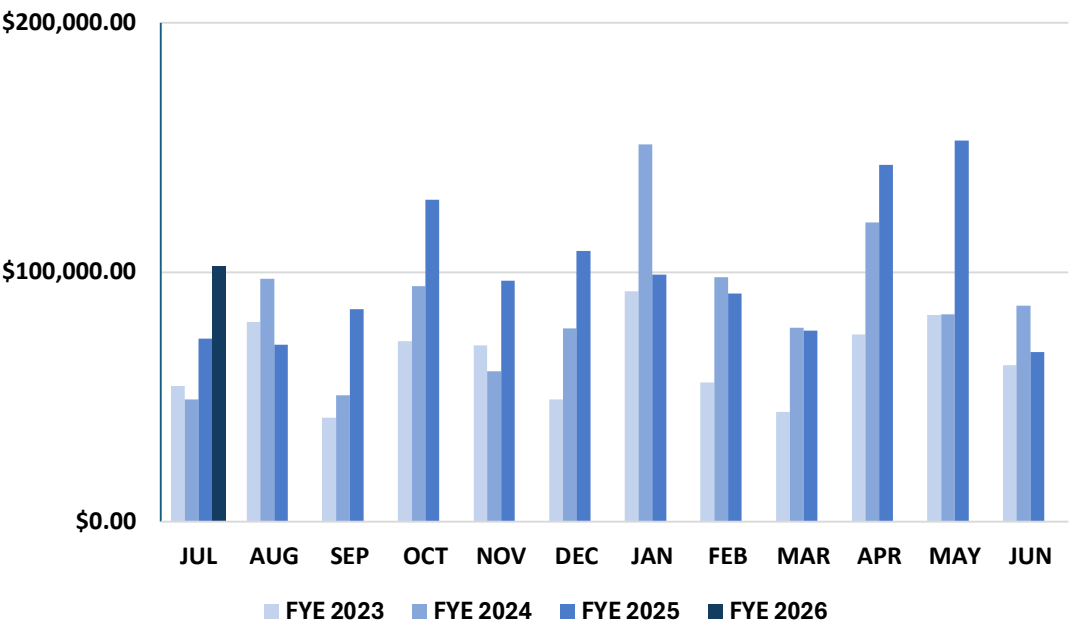
PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF REVENUE



FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	\$7,842.47	Jul-25	\$9,131.00
Aug-24	\$8,723.95	Aug-25	
Sep-24	\$6,024.48	Sep-25	
Oct-24	\$4,000.76	Oct-25	
Nov-24	\$8,795.81	Nov-25	
Dec-24	\$278,030.38	Dec-25	
Jan-25	\$315,105.55	Jan-26	
Feb-25	\$971,890.11	Feb-26	
Mar-25	\$19,792.92	Mar-26	
Apr-25	\$20,610.36	Apr-26	
May-25	\$8,239.63	May-26	
Jun-25	\$20,943.04	Jun-26	
YTD	\$1,669,999.46	YTD	\$9,131.00
% of Budget	105%	% of Budget	1%
Budget	\$1,587,000.00	Budget	\$1,673,000.00

PW Enterprise Fund - Fiscal Year Revenue Comparison			
As of July 2025			
FYE – 2024	FYE – 2025	\$ Difference	% Increase/Decrease
\$7,842.47	\$9,131.00	\$1,288.53	16% Increase

PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF EXPENDITURES



FYE 2025	Expenditures	FYE 2026	Expenditures
Jul-24	\$94,630.17	Jul-25	\$102,639.30
Aug-24	\$70,857.56	Aug-25	
Sep-24	\$85,105.92	Sep-25	
Oct-24	\$129,009.39	Oct-25	
Nov-24	\$96,556.16	Nov-25	
Dec-24	\$108,477.69	Dec-25	
Jan-25	\$99,134.50	Jan-26	
Feb-25	\$91,462.83	Feb-26	
Mar-25	\$76,677.56	Mar-26	
Apr-25	\$143,078.78	Apr-26	
May-25	\$152,803.79	May-26	
Jun-25	\$67,984.71	Jun-26	
YTD	\$1,215,779.06	YTD	\$102,639.30
% of Budget	94%	% of Budget	7%
Budget	\$1,287,568.00	Budget	\$1,377,165.00

PW Enterprise Fund - Fiscal Year Expense Comparison			
As of July 2025			
FYE – 2024	FYE – 2025	\$ Difference	% Increase/Decrease
\$94,630.17	\$102,639.30	\$8,009.13	8% Increase

Cash on Hand as of July 31, 2025:  
\$1,971,708.13

## Preliminary Budget Report (July 31st)

Account	Budgeted Expenditures	YTD Expenditures	Encumbrance	Remaining Balance	Percent Remaining
<b>Mayor/Council</b>	\$159,396.00	\$17,684.10		\$141,711.90	89%
<b>Administration</b>					
<i>Administration</i>	\$3,820,091.00	\$208,186.02		\$3,611,904.98	95%
<i>*Municipal Complex</i>	-	\$23,663.20			
<i>Court</i>	\$375,180.00	\$24,503.89		\$350,676.11	93%
<b>Police</b>					
<i>Police</i>	\$7,183,915.00	\$697,727.77	\$102,959.05	\$6,383,228.18	89%
<i>Dispatch</i>	\$845,762.00	\$52,296.99		\$793,465.01	94%
<b>Fire</b>	\$8,552,078.00	\$654,315.94	\$30,140.00	\$7,867,622.06	92%
<b>Public Works</b>					
<i>Public Works</i>	\$2,274,005.00	\$219,145.36	\$44,464.74	\$2,010,394.90	88%
<i>Sewer</i>	\$1,108,724.00	\$70,202.68		\$1,038,521.32	94%
<i>Garage</i>	\$366,601.00	\$20,317.30		\$346,283.70	94%
<b>Recreation</b>					
<i>Recreation</i>	\$1,910,157.00	\$125,810.91		\$1,784,346.09	93%
<i>Heritage Park</i>	\$1,028,267.00	\$111,372.18	\$19,863.72	\$897,031.10	87%
<i>Amphitheater</i>	\$60,640.00	\$4,815.30		\$55,824.70	92%
<b>Special Revenue</b>	\$2,430,621.00	\$516,896.50	\$49,124.00	\$1,864,600.50	77%
<b>PW Enterprise Fund</b>	\$1,377,165.00	\$102,639.30		\$1,274,525.70	93%

<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>
Police Department	1000338	7/2/2025	Dataworks	LiveScan Plus/Hardware	\$24,495.00	Open
Sewer	1000339	7/8/2025	Ford of Spartanburg	2025 Ford Pickup Truck	\$49,160.00	Complete
Police Department	1000340	7/8/2025	West Chatham Warning	Utility Admin Package	\$20,756.76	Open
Police Department	1000341	7/8/2025	West Chatham Warning	Upfitting for 3 Slick Top	\$45,707.29	Open
Police Department	1000342	7/8/2025	Garrett's Discount Golf Cars	EGG25 Valor Golf Carts	\$17,671.50	Complete
Police Department	1000343	7/8/2025	Santee Automotive	4 2025 Ford Interceptors	\$186,224.00	Complete
Police Department	1000344	7/8/2025	Ford of Spartanburg	2025 Ford Interceptor	\$46,022.00	Complete
Public Works	1000345	7/10/2025	The Charles Machine Works	Mini Steer	\$64,854.50	Open
Public Works	1000346	7/11/2025	Enviromental Systems	ArcGIS Desktop Items	\$4,744.00	Complete
Public Works	1000347	7/15/2025	Kevin Whitaker	2025 Chevrolet LCF	\$62,872.00	Complete
Fire Department	1000348	7/22/2025	Chism Drywall LLC	Replace Ceiling Grid & Tile	\$8,700.00	Open
Rec Deparment	1000349	7/22/2025	Capital One Card Services	Flag Football Sets	\$8,363.40	Complete
Fire Department	1000350	7/21/2025	M&M Heating & Air	New HVAC System	\$21,440.00	Complete
Police Department	1000351	7/28/2025	SC Department of Juvenile	Juvenile Housing	\$12,000.00	Open
Rec Deparment	1000352	7/29/2025	GameOn	Custom Cap and Visor	\$13,440.87	Complete
Rec Deparment	1000353	7/29/2025	GameOn	G-Fusion Football Jerseys & Pads	\$7,821.06	Complete
Rec Deparment	1000354	7/29/2025	GameOn	Cheer Uniform Packages	\$3,679.26	Complete
Public Works	1000355	7/29/2025	STI Turf Care Equipment	4520 PRO Model	\$30,389.00	Complete
Public Works	1000356	7/29/2025	STI Turf Care Equipment	Mower	\$14,075.74	Complete
Public Works	1000357	7/30/2025	D2 Powersports	2025 Polaris Ranger	\$19,518.78	Complete
Rec Deparment	1000358	7/30/2025	Ford of Spartanburg	2025 Ford F250 Pickup	\$49,124.00	Open



**CITY ADMINISTRATOR'S REPORT**  
**August 2025**

**Hurricane Helene Damage Recovery:** Staff met with representatives from FEMA and SCEMD on August 21. Staff and our Public Assistance Consultant continue to work with these organizations to finalize the City's project funding requests. Our next meeting is scheduled for September 10.

Additionally, staff attended a workshop on August 22 to learn about the implementation of a HUD Community Development Block Grant Disaster Recovery (CDBG-DR) program for Hurricane Helene. The Helene CDBG-DR Mitigation Program will provide local and state governments with competitive funding opportunities for Stormwater Infrastructure, Voluntary Buyouts, Plans & Studies, and Federal Funds Match programs. (I am writing this prior to the meeting; I will provide Council with additional information during the meeting.)

**Municipal Complex:** Punch list work continues. Of note, staff met with the signage vendor on August 18 to discuss additional directional and identification signs. Additionally, we are still waiting for the contractor to install batten strips behind the dais in Council Chambers. We are still in the process of finalizing the ramp in the loading dock area of the Arts Center.

**Downtown Revitalization and Streetscape:** Staff met with Contransco on August 21 to discuss stormwater coordination and project scheduling. Contransco stated the Phase 1 (Streetscape) plans should be finalized by October and construction bids issued in November.

**Gracely Park:** We continue to work through a list of changes and improvements to the facility. Outstanding items include repairs to the stairs at the Market Pavilion and sidewalk modifications in the back of the park.

**Swamp Rabbit Trail Phase 2:** Staff and the consultant met with the property owners of the 18.5-acre site bounded by Fairview Rd, Highway 14, S Industrial Dr, and South St. The owner stated they are working on a development plan that may require modifications to the final trail route. Staff will work with the property owners as they move forward with their site planning.

**Sewer Improvements:** Staff is working in the Wimberly neighborhood on point repairs for CIPP lining and root control. In the coming months, we will focus on repairs needed in Downtown that will coincide with the streetscape project.

**Road Resurfacing:** The FY25 paving cycle consists of five projects on city neighborhood streets totaling 0.386 miles. Staff is working to develop the FY26 project list. According to Contransco, paving for both fiscal years will commence in February 2026.

**A-LIST Awards by Chamber:** The A-LIST Awards ceremony on August 21 was a great showcase of the talent and excellence of the City of Simpsonville. Sgt. Adam Randolph, Firefighter Jordan Holsonback, and IT/Procurement Specialist Russ Orr received Police Officer of the Year, Firefighter of the Year, and Employee of the Year, respectively, and the Simpsonville Arts Center won the category for Best Entertainment & Attractions. The City was well represented with staff from all departments and Mayor Pro Tem Sherry Roche for Council.



## **ORDINANCE**

### **AN ORDINANCE TO AMEND THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 10 – BUSINESSES BY ADDING ARTICLE VI “SHORT-TERM RENTALS” AND VARIOUS PROVISIONS RELATING THERETO**

**WHEREAS**, the City of Simpsonville has an existing Code of Ordinances; and

**WHEREAS**, the City of Simpsonville finds there exists within the City from time to time, residential dwelling units that are offered for rent for the purpose of vacation or other short-term stays of less than 6 months; and

**WHEREAS**, the City of Simpsonville finds it desirable and appropriate to regulate short-term rentals operating within the city limits; and

**WHEREAS**, the Mayor and Council believe that it is advisable to establish a process by which licenses and permits may be obtained for the establishment of short-term rentals and to adopt regulations with regard thereto; and

**WHEREAS**, the Mayor and City Council have reviewed the proposed amendment and have determined that it is in the best interest of the City to adopt it;

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

Section 1: That the Code of Ordinances, Chapter 10, Businesses, be amended by adding a new article, Article VI, " Short-term Rentals," which article shall read as follows:

#### **ARTICLE VI. – SHORT-TERM RENTALS**

##### **Sec. 10-291. - Purpose and applicability of article.**

These standards shall apply to "unhosted" short-term rentals where the homeowner vacates the property during the rental period. "Hosted" short-term rentals where the homeowner resides at the property during the rental period shall only be permissible as a bed and breakfast inn, where permitted, and shall be subject to the standards in Section 3.2.1, Bed and Breakfast Inn, of the Simpsonville Zoning Ordinance.

It is the purpose of this section to: (1) protect the public health, safety and general welfare of individuals and the community at large; (2) monitor and provide reasonable means for citizens to mitigate impacts created by occupancy of short-term rentals; and (3) implement reasonable regulations to protect the integrity of neighborhoods.

**Sec. 10-292. - 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:

*Administrator* means the city administrator or city personnel designated by the city administrator to enforce this article.

*Adult* means any person at least ~~eighteen~~ **twenty-one** years in age.

*Short-term Rental* means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit, or any portion thereof, is provided for lodging for a period of less than **thirty days** ~~six consecutive months~~.

*Short-term Rental Agent* means the owner(s), or designee, of the short-term rental property that is over the age of twenty-one years and resides within a fifteen-mile radius of the property.

**Sec. 10-293. – Penalty**

Unless specified elsewhere, any person violating any provision of this article shall be guilty of a misdemeanor and, upon conviction, shall be punished in accordance with Sec. 1-9 of this Code of Ordinances. Each day any violation of this article shall continue shall constitute a separate offense.

**Sec. 10-294. – Permit required.**

- (a) It shall be unlawful for any person to create, establish, operate or otherwise be engaged in the business of running a short-term rental, in the city, unless he shall hold a currently valid permit issued under the terms of this article.
- (b) Permits shall be issued only to validly licensed businesses.

**Sec. 10-295. – Application for permit; fee.**

- (a) Application for the permit required by this article shall be made with the city in a form deemed appropriate by the city administrator. Such application shall include, but not be limited to, the following information:
  - (1) Name, home address and telephone number of the short-term rental property owner.

- (2) Name, address, and twenty-four-hour contact information, including a telephone number and an e-mail address, of the short-term rental agent.
- (3) Proof of the owner(s)' current ownership of the short-term rental property. Where a property might be owner-financed, bond for title, lease to purchase or similar arrangement, a notarized statement or similar documentation that confirms the arrangement of the property transaction will be acceptable.
- (4) The owner(s)' signature of sworn acknowledgement that he or she has received a copy of the City of Simpsonville's short-term rental regulations, has reviewed it, and understands its requirements.
- (5) An owner(s)' agreement to use his or her best efforts to ensure that use of the premises by short-term rental occupants will not disrupt the neighborhood and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties.
- (6) Proof of property and liability insurance, including any prerequisite short-term rental rider, along with an acknowledgement that property owners are responsible for their own safety and insurance needs, as well as the safety and sanitation of their tenants. By providing a permit and licenses allowing property owners to conduct short-term rentals of their dwelling, the City of Simpsonville does not assume responsibility for safety or any other liability related to rental activities.
- (7) A written certification from the short-term rental agent that he or she agrees to perform the duties specified in the City of Simpsonville's short-term rental regulations.
- (8) For properties located in a neighborhood with a property owners' association, written confirmation from the association president or other person(s) authorized by the property owners' association that short-term rentals are permitted in the neighborhood.
- (9) Agreement to provide access to appropriate City personnel to inspect the short-term rental as may be necessary for the enforcement of the provisions of this Ordinance.
- (10) A written exemplar agreement, which shall consist of the form of the document to be executed between the owner(s) and the occupant(s) and which shall, at a minimum, contain the following provisions:
  - a. The occupant(s)' agreement to abide by all of the City of Simpsonville's short-term rental regulations, and applicable local, state and federal laws, as well as acknowledgement that his or her rights under the agreement may not be transferred or assigned to anyone else.

- b. Owner(s)' acknowledgement that the occupant(s) has been provided a written copy of the City of Simpsonville's noise ordinance.
  - c. The owner(s)' and occupant(s)' acknowledgement and agreement that parking shall be maintained pursuant to the provisions herein while the property is being used as a short-term rental.
  - d. The occupant(s)' acknowledgement and agreement that they shall conform to the regulations stated in the ~~permissive codes adopted by council. 2015 International Property Maintenance Code on Overcrowding and Bedroom requirements (IPMC 404.4 and 404.5).~~ In addition to these regulations, there shall not be more than two (2) adults per bedroom ~~and in no case shall the rental occupancy exceed six (6) adults total.~~
  - e. Owner(s)' acknowledgement that the occupant(s) has been provided a written copy of the City of Simpsonville Public Works Department's requirements concerning trash disposal and that the occupant(s) has agreed to comply with such requirements.
  - f. ~~The occupant(s)' acknowledgement and agreement that large gatherings, including, but not limited to, weddings, reunions, and other gatherings with more than eight (8) persons are prohibited.~~
  - g. The occupant(s)' acknowledgement and agreement that violation of the agreement of the City of Simpsonville's short-term rental regulations may result in immediate termination of the agreement and eviction from the short-term rental by the owner(s) or the short-term rental agent, as well as the potential liability for payments of fines levied by the City of Simpsonville.
- (b) An application fee shall not be required except for short-term rentals found to be operating without approval of the City of Simpsonville as outlined herein. ~~Current owners of short-term rentals must obtain city permit within 120 days of enactment of this ordinance.~~ For short-term rentals that are found to be operating after ~~00-00-2025,~~ ~~this 120 day period,~~ without approval of the City of Simpsonville, the short-term permit application fee shall be \$250.00.

#### **Sec. 10-296. – Form and conditions of permit.**

The permit required by this article shall be issued on a form deemed suitable by the administrator. In addition to naming the permittee and any other information deemed appropriate by the administrator, the permit shall contain the following conditions:

- (a) Once issued by the City of Simpsonville, the short-term rental permit and business license may not be transferred, assigned, or used by any person other than the property owner to whom it is issued at the location specified.

- (b) The short-term rental permit and business license shall be renewed annually subject to the deadline for business license renewals.
- (c) Owners of short-term rental properties are subject to local, county, and state taxes, including, but not limited to, property, sales, use, and accommodations taxes, and are liable for the payment thereof as established by state and local laws.

**Sec. 10-297. – Short-term Rental Agent.**

The owner(s) of a short-term rental property shall designate a short-term rental agent on their application for a permit. The owner(s) may serve as the short-term rental agent provided that they meet the location and age requirements herein.

- (a) The short-term rental agent shall reside within a ~~twelve-mile~~ **fifteen-mile** radius of the property.
- (b) The short-term rental agent shall be over the age of twenty-one years.
- (c) The short-term rental agent shall be responsible for the care and maintenance of the residence. This agent shall routinely monitor and inspect the premises for compliance with applicable City laws.
- (d) The short-term rental agent shall be responsible for receiving and responding to notifications from the City of Simpsonville for issues related to the short-term rental use or occupancy of the premises. Such issues may include, but are not limited to, notification of overcrowding, unreasonable noise or disturbances, disorderly conduct, or violations of the City's laws. This is not intended to impose a duty on the agent to act as a peace officer or otherwise require the agent to place him or herself in a perilous situation.
- (e) The owner(s) may change their designation of a short-term rental agent temporarily or permanently; however, there shall always be one such agent and only one such agent for a property at a given time. To change the designated agent, the owner(s) shall notify the City of Simpsonville Planning Department of the new agent's identity in writing within seven calendar days of such a change, together with all applicable information and documentation required herein. Until such time as the notification of a change in short-term rental agent has been received by the City of Simpsonville, the previous short-term rental agent shall remain responsible for the duties outlined in this section.

**Sec. 10-298. – Denial, Suspension, retraction of permit.**

- (a) Grounds for denial, suspension, retraction or revocation. The administrator may deny, retract, revoke or suspend a permit issued under this article at any time for any business authorized in the city if it is found that:
  - (1) The permittee's business license has been revoked, suspended, or is lapsed, in which case the permit issued pursuant to this article is automatically an immediately revoked.

- (2) The permittee does not have insurance in force which is correct and effective as described in Sec. 10-295(a)(6).
  - (3) The permittee has failed to correct violations of this article or conditions of the permit upon receipt of the administrator's notice of the violation delivered in writing to the permittee.
  - (4) The permittee has failed to take positive actions to prohibit violations from reoccurring.
  - (5) The permittee has accumulated three code violation convictions for a short-term rental property within a period of twelve months, in which in which case the permit issued pursuant to this article is automatically suspended for a period of twelve months and any pending licenses or applications shall be rejected at that location for a period of twelve months.
- (b) Notice of denial or revocation. Except in the case of revocation pursuant to Sec. 10-298(a)(1), upon suspension, denial or revocation, the administrator shall give notice of such action to the applicant or the permittee, in writing, stating the action which has been taken and the reason therefor. The action shall be effective upon giving such notice to the permittee.
- (c) Appeals. The permittee shall have the right to appeal the decision of the administrator to the City Administrator within five working days from receipt of notice. An appeal does not stay the denial, suspension, or revocation of the permit. The hearing shall be held within two working days from the date of notice of the request, if the city administrator is available or as soon thereafter as the city administrator shall be available. The permittee or applicant may be represented by an attorney and may present witnesses, affidavits and any relevant documentary evidence. Formal rules of evidence shall not apply. The city administrator shall notify the permittee or applicant of the determination in writing. The city administrator shall have the discretion to designate the duties of this section to an experienced hearing officer.

Section 2. Authorization. The Mayor, the City Administrator, and the City Clerk, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to effect the amendments authorized by this Ordinance in accordance with the conditions herein set forth.

Section 3. Severability. The provisions of this Ordinance are hereby declared to be severable and if any section , phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 4. Repeal of Conflicting Ordinance. All ordinances, orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.



Section 5. Effective Date of the Ordinance. This ordinance shall become effective upon final approval by Council after second reading and signing by the Mayor.

**DONE in Regular Meeting duly assembled this \_\_\_\_ day of \_\_\_\_\_ 2025.**

SIGNATURE OF MAYOR:

\_\_\_\_\_  
Paul D. Shewmaker

ATTEST:

\_\_\_\_\_  
Ashley Clark  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Daniel Hughes  
City Attorney

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## AGENDA ITEM

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To: City Council – Committee of the Whole

Meeting Date: 8/26/2025

Agenda Item: TX-2025-02, Misc. Refinements to the Zoning Ordinance

Subject: Text Amendments to the Zoning Ordinance

Applicant/Owner: City Council

Attachments: ☒ Proposed Code of Ordinance ☒ Proposed Zoning Ordinance ☒ Discussion from Council ☐ Locations Maps ☐ Petitions ☐ Traffic Study ☐ Renderings

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### Brief Description of Request

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From time-to-time staff & City Council discovers areas of the Zoning Ordinance that may need some refinement. In this case, Council is requesting changes to the sections listed below.

Section(s)	Amendment	Reason
3.1.5 3.2.44	To allow Short Term Rentals within all Residential Zoning District by conditions	Short-term rentals have been an ever-growing investment opportunity. This allows for short-term rentals to operate by conditions. Currently we do not have regulations to allow for short-term rentals nor are they defined
8.5	To include defined terms for Short-term rental	Define short-term rentals

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### Public Hearing Proceeding

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A public hearing regarding this request was conducted on August 5, 2025, before the body of the Simpsonville Planning Commission. There was public comment provided by a citizen regarding concerns on the proposed language.

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### Planning Commission Review

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The Simpsonville Planning Commission reviewed the request to amend the Simpsonville Zoning Ordinance & City Code of Ordinance at their August 5, 2025, meeting. Staff provided an overview of the proposed refinements. Commissioners discussed the

TX-2025-02

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concerns generated by council and staff and recommended amendments to the language. These amendments are included in the attached proposed ordinances in red. Some of these recommendations were for the definition of a short-term rental (30 days), correcting inconsistencies with the age requirements mentioned, having the occupancy level set depending on the bedroom number, and the requirement for improved surfaces for guest parking to name a few. By a vote of 5-0, the Planning Commission recommended an approval of the amendment and refinements.

#### Staff Comments

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Staff finds the requested text amendment to be a great economic tool for the city while being mindful of the residential character of city neighborhoods. These regulations should be enacted to assist in protecting the residential character our citizens have come to expect. One of the great benefits of allowing short-term rentals is that it encourages property owners to maintain property in good order and repair, maintains property values, and strengthen economic growth. Staff feels the discussion brought reasonable suggestion for council to consider.

## **Short Term Rental Fee Questions**

- 1. Put STRs and hotels/motels on the same footing. Currently STRs are not reliably paying business licensing, and collecting H&A taxes etc. so they are able to charge less to the consumer. It's an unfair advantage and hurts city revenue which is needed to support the added impact of the rentals.**
- 2. Be sure occupancy matches available parking and is limited to heads in beds and available bathrooms. (You can't say "sleeps 12" in a one bedroom house.)**
- 3. Prohibit large gatherings and large parties. No frat weekends!**
- 4. Require registration with the city. In addition to a business license. This is so we have a shot at collecting taxes and fees. AirBnB has been aggressively claiming privacy rights for property owners which makes it impossible to tell if they are transmitting the taxes and fees to the municipalities. An ordinance wouldn't likely overcome this predatory practice but we have to start somewhere.**
- 5. Require a property manager to be close by so they are available to respond to complaints.**
- 6. I'm not sure we need this, but we may also want to consider a limit on the number of STRs as a percentage of a neighborhood. Too many in one place could really change the neighborhood character.**
- 7. The city ordinance should not override any homeowners association rules making it LESS restrictive. What I mean is, if an HOA prohibits STRs then the fact the city allows them doesn't override the HOA.**

## **Short Term Rental Fee Questions**

How much H&A do we receive in revenue currently and would receive with this going forward.

Length of time for definition of Short term

From the Mayors Proposal:

3. Would this be seen as too restrictive?
6. Would this be legal?
7. Not necessary because, according to Daniel this is already the law.

From the Ordinance:

From the 2<sup>nd</sup> “Whereas” : Is 6 months an industry standard? 30 days seems much more in line with what would be considered “short term”

Section 10-291: Why do we need to ban “hosted”? Would that also ban people who may sublet a room in their home?

Section 10-292: Is the 15 mile radius requirement standard? It seems that even if someone rented from afar they could easily direct solutions to any issues the renters may have.

Section 10-295 a 4: Can this be recorded electronically?

Section 10- 295 a 5: Most covenants make the owner liable for the actions of their renters as it comes to neighborhood rules. Should this do the same?

Section 10- 295 a 8: Covenants and by-laws are on file with the county. Having to find and get authorization from a neighborhood representative seems overly burdensome.

Section 10-297 e: Why only one agent? It seems that an owner would need more than one agent in case his primary agent becomes incapacitated.

From the Zoning Ordinance:

3.2.44 A 1: Will this eliminate people who sublet a room in their home?

3.2.44 A 2: Why is this here? Apartments are usually rented and the tenant is not allowed to sublet it. Owners of shared wall townhouses would be eliminated. This would eliminate 13 structures in my neighborhood.



3.2.44 A 3: Why a limit of 6? This would eliminate any home over 3 bedrooms as homes are built for 2 per bedroom. Hotels are set up for 4 per bedroom.

3.2.44 A 5: Why only asphalt or concrete? I would think there are a fair number of our older construction and more rural homes that do not meet this requirement. My grandparents owned a home in the middle of Camden, SC and they had a dirt and grass driveway.

3.2.44 A 8: Why is this necessary? Seems way too intrusive.

From the Zoning Ordinance:

3.2.44 A 4: How or why should we limit the number or prohibit large gatherings?

From the Zoning Ordinance:

Section 3.2.44 A 3: Why are we limiting the number of adults and who is enforcing this?

Section 3.2.44 A 7: Why are we asking for names and information for via registry?

Need to define or delineate between Short term vs Midterm

From the Ordinance:

Section 10-294: Do we have the ability to incorporate this through our online portal process?

If a subdivision doesn't have a board (HOA) can they form one to regulate if these are allowed?

CITY OF SIMPSONVILLE, SOUTH CAROLINA

TITLE: **ORDINANCE NO. TX-2025-02. 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: Simpsonville City Council

**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:

**3.1 Uses by District**

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**3.1.5 Table of Allowed Uses**

	R-E	R-Lo	R-Mid	R-Hi	R-OI	B-L	B-G	B-U	B-I
Residential Uses and Accommodations									
<u>Short-term Rental</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	–	–	–	–

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**3.2 Conditional and Special Exception Use Standards**

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**3.2.44 Short-term Rental**

**A. Standards**

1. The rental of any property shall be in its entirety. It shall be prohibited to rent on a “per room” basis.
2. The rental ~~an attached single-family dwelling or~~ within an apartment complex is strictly prohibited.
3. The number of adult guests (excluding minor children) at any short-term rental shall not exceed two adults per bedroom, plus 2 additional adults per dwelling and in no case shall the rental occupancy exceed six adults total. For the purposes herein, an adult is any person at least ~~eighteen~~ twenty-one years in age.
4. ~~Large gatherings, including, but not limited to, weddings, reunions, and other gatherings with more than eight persons are prohibited while the property is being used as a short-term rental.~~
5. while the property is being used as a short-term rental, the maximum number of motor vehicles that may be parked at the premises is one vehicle per bedroom or four vehicles total, whichever is less. Occupants shall only park on the driveway or on other delineated areas for parking along the side or rear of the home.

All parking areas shall be surfaced with concrete or asphalt pavement. Parking on-street or on unpaved surfaces, including, but not limited to, grass, dirt, or gravel surfaces shall be prohibited.

6. Any sign on the premises advertising a short-term rental is strictly prohibited.
7. The owner(s) and/or short-term rental agent shall list the short-term rental permit number, maximum number of adults, and maximum number of parking spaces on all advertisements, listings with booking services, and marking materials, including without limitation, Airbnb, VRBO/Homeaway, FlipKey, and any other online website and listing or booking platform or service.
8. The owner(s) and/or short-term rental agent shall keep a guest register including the name(s), address(es), telephone number(s), and date(s) of occupancy of the rental party all guests for a period of two years for inspection and replication by the City of Simpsonville.
9. A short-term rental permit issued by the City of Simpsonville must be obtained for the property.

10. A copy of the short-term rental business license shall be posted in a conspicuous location in the unit and shall include the following information:

- a. The name, address and phone number of the owner(s) and the short-term rental agent.
- b. The short-term rental business license number.
- c. The maximum number of adults allowed on the premises during the rental period.
- d. The maximum number of vehicles allowed at the premises during the rental period.
- e. The effective date and expiration date of the business license.

## **8.5 Defined Terms**

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Short-term Rental: An accommodation for transient guests where, in exchange for compensation, a residential dwelling unit, or any portion thereof, is provided for lodging for a period of less than ~~six consecutive months~~ 30 days.



SIGNATURE OF MAYOR:

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Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

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Ashley Clark  
City Clerk

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Daniel Hughes  
City Attorney

FIRST READING:  
SECOND READING:



## ***City of Simpsonville – Submission of Council Agenda Item***

***(Due at 12 p.m. on the Wednesday prior to a Committee of the Whole meeting)***

**To:** Tee Coker, City Administrator

**Copy:** Ashley Clark, Clerk of Council; Justin Campbell, Community Relations Specialist

**From:** Tim Pinkerton

**Department:** Council W5

**Date Submitted:** 08/19/2025

**Please include the following item on the agenda for (date of meeting):** 08/26/2025

**Agenda Item Title:**

Ordinance to Appropriate Proceeds from the Sale of Old City Hall to Establish and Fund a Storm Water Initiative Fund

**Summary of Item / Purpose:**

Per Section 2-91 of the City's Ordinances: Allocate all of the revenue from the sale of the old City Hall property for targeted stormwater initiatives, enhancing the City's ability to respond to infrastructure needs and access external funding.

I propose an Ordinance to Appropriate the Funds for the Sale of the old City Hall to a Stormwater Initiative Fund. The funds from the Stormwater Initiative Fund shall be utilized for the following purposes, as approved by the City Council:

- Matching funds needed to support FEMA funding for City stormwater repairs and upgrades
- Matching funds or direct funds needed for a City Stormwater Study
- Repairs to existing stormwater issues on or off City right of way as approved by Council

**Are supporting documents attached?**

☐ Yes

☒ No



## City of Simpsonville – Community Relations Specialist Report

Prepared by Justin Campbell | July – August 2025 | Date Submitted: Aug. 20, 2025

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### 1. Key Highlights & Updates

*A brief overview of notable activities, wins, or updates from the reporting period*

- Adoption of “Simpsonville (Simply Home)” as official anthem of the City of Simpsonville
  - Launched “Know Your City” series by highlighting amenities in Gracely Park
  - Announcement of *FallFlicks at Gracely Park*
  - Launched “ONLY RAIN DOWN THE DRAIN” initiative in Westwood
- 



### 2. Communications & Media Coverage

*Press releases, media coverage, interviews, and media engagement.*

**Press Releases Issued:** *Official City Anthem, \$30K raised by SFD for Pediatric Burn Patients, SPD Hold National Night Out (rescheduled to Oct. 7)*

**Media Mentions:**

- *Greenville Journal* – [“Meet Tee Coker, Simpsonville’s new city administrator”](#) – July 31, 2025
- *Fox Carolina News* – [“City Council approves Simpsonville’s official anthem, new city treasurer”](#) – Aug. 12, 2025
- *Post & Courier* – [“Fire Department raises almost \\$30,000 for pediatric burn patients”](#) – Aug. 12, 2025 (correction: \$45,000)

**Social Media Campaigns Underway:**

- “Know Your City:” [Market & Twin Bridges Pavilions, Great Lawn & FallFlicks](#)
- 



### 3. Community Engagement & Public Relations

*Projects and events involving public engagement, partnerships, or outreach*

**Partnerships Formed or Supported:**

- United Way of Greenville County – 2025 pledge campaign starts Sept. 15
- Sponsorship by Countybank of FallFlicks at Gracely Park
- Addition of Meals on Wheels route for a total of two routes (1<sup>st</sup> and 2<sup>nd</sup> Wednesdays)
- Hillcrest High School – Recognition of competition-winning Mock Trial Team
- Golden Strip Sunrise Rotary Club – Corporate membership
- A-LIST Awards by Simpsonville Chamber – Awards for J. Holsonback, R. Orr, A. Randolph

### Public Feedback or Input Received:

- [“Simpsonville stormwater effort draws mixed reactions”](#) – Aug. 6, 2025 – Adjustments to the “ONLY RAIN DOWN THE DRAIN” initiative: 1) Emphasize the prevention of pollution by keeping storm drains clear and 2) Emphasize the initiative is intended to prevent flooding resulting from clogged drains and not intended to solve widespread stormwater challenges

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## 4. Ongoing Projects & Initiatives

Project/Initiative	Description	Status	Notes/Next Steps
“Know Your City”	Inform public about city operations	Ongoing	“Disc Golf in Gracely Park”
“FallFlicks”	Show movies in Gracely Park with food trucks	Announced	Promotion/marketing
“From the Ellipse”	Council meeting recaps	Ongoing	Refine/Improve
United Way Pledge Campaign	Annual employee donation drive	Planning	Complete employee roster
Only Rain Down the Drain - GCSWCD	Markers for storm drains	Ongoing	Expand beyond Westwood
Pet Waste Station Program - GCSWCD	Free waste stations for parks	Ongoing	Receive and install stations

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## 5. Upcoming Tasks & Events

- Aug. 28, 2025 – Sunrise Rotary Club – Weekly meetings
- Sept. 3, 2025 – Meals on Wheels – First month of newly added route
- Sept. 15, 2025 – United Way pledge campaign kickoff (campaign runs through Sept. 26)
- Sept. 18, 2025 – Keep Greenville County Beautiful Board Meeting – President

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## 6. Needs, Bottlenecks, & Requests

- Council: Provide availabilities or preferences for applying markers to storm drains in your neighborhoods/wards with emphasis on preventing pollution in addition to flooding.