

**City of Simpsonville: City Council Business Meeting
AGENDA**

Council Chambers, Simpsonville City Hall | Sept. 09, 2025| 6 p.m.

1. CALL TO ORDER

Presiding Officer: Paul Shewmaker, Mayor

2. ROLL CALL

Recorder: Ashley Clark, Clerk of Council

3. PLEDGE OF ALLEGIANCE

4. PRESENTATION

Proclamation - Constitution Week
Mayor Shewmaker

5. APPROVAL OF MINUTES:

Aug. 12, 2025

6. CITIZEN COMMENTS

Citizens of the City of Simpsonville or others who have standing in the City, such as business owners, may 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. BUSINESS

A. Correction to the Approved Minutes of the Committee of the Whole meeting, July 22, 2025
Mayor Shewmaker

B. 1st Reading of Ordinance O-2025-08, Short-Term Rental Ordinance
Jon Derby, Planning Director

C. 1st Reading of TX-2025-02, Misc. Refinements to the Zoning Ordinance
Jon, Derby, Planning Director

D. 1st Reading of Ordinance O-2025-09, Appropriate Funds from the sale of the Old City Hall property to a Stormwater Initiative Fund
Councilmember Tim Pinkerton, Ward 5

8. EXECUTIVE SESSION

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

9. 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

Proclamation

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2023, marks the two hundred and thirty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE, I, Paul Shewmaker, Mayor of the City of Simpsonville, do hereby proclaim September 17 through 23, 2023, as

CONSTITUTION WEEK

in the City of Simpsonville. We ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.



IN WITNESS WHEREOF,

I have set my hand and caused the seal of the City of Simpsonville to be affixed this 9th day of September in the year of our Lord 2023.

Paul Shewmaker

Paul Shewmaker, Mayor

City of Simpsonville: City Council Business Meeting MINUTES

Council Chambers, Simpsonville City Hall | Date: August 12, 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 2 Aaron Rupe, Ward 3 Shannon Williams, Ward 4 Sherry Roche, Ward 5 Tim Pinkerton, Ward 6 Lou Hutchings
Absent: None

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

July 08, 2025

5. CITIZEN COMMENTS

Citizen | Topic: Nancy Dodge | Golf Cart Ordinance

6. 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: 7 **Dissenters:** 0

Result: Motion Carried

B. **Title:** Appointment of City Treasurer

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

Vote: 7 **Dissenters:** 0

Result: Motion Carried

7. ADJOURNMENT

Time of Adjournment: 6:17PM



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 [Meeting Type] 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: <u>Bobby Martin</u>	<u>Farm Animals (Flies)</u>
Citizen Topic: <u>Brittney Mims</u>	<u>Simpsonville Rec.</u>
Citizen Topic: <u>Tyler Mims</u>	<u>Simpsonville Rec.</u>

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

AGENDA ITEM

To: City Council – First Reading

Meeting Date: 9/9/2025

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

Brief Description of Request

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

Public Hearing Proceeding

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.

Council Committee of the Whole

At the August 26, 2025, Committee of the Whole Meeting, concerns were brought from Council Member O’Rear regarding Sec. 10-295 (a).8. “HOA Approval”, Sec. 10-297 (e) “STR agent contingency plan”, Sec 3.2.44 A.1. “Subleasing concern”, & Sec. A.5. “Parking space

TX-2025-02

design requirements”.

Planning Commission Review

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 concerns generated by council and staff and recommended amendments to the language. These amendments are included in the attached proposed text 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

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.

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~~ **30 days**; 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

FIRST READING: September 9, 2025
SECOND READING: October 14, 2025

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

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>	—	—	—	—

3.2 Conditional and Special Exception Use Standards

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

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:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

Ashley Clark
City Clerk

Daniel Hughes
City Attorney

FIRST READING: September 9, 2025
SECOND READING: October 14, 2025

**AN ORDINANCE TO APPROPRIATE FUNDS FROM THE SALE OF THE OLD CITY
HALL PROPERTY TO A STORMWATER INITIATIVE FUND FOR TARGETED
INFRASTRUCTURE IMPROVEMENTS**

WHEREAS, the City of Simpsonville recognizes the need for strategic investment in stormwater infrastructure to enhance community resilience, address existing stormwater challenges, and qualify for external funding; and,

WHEREAS, Section 2-91 of the Simpsonville Code of Ordinances requires Council approval to appropriate funds by ordinance; and,

WHEREAS, the City Council desires to appropriate funds equal to the proceeds from the sale of the old City Hall property for targeted stormwater improvements; and,

WHEREAS, the City Council desires to create a designated Stormwater Initiative Fund to support qualified stormwater-related projects that protect the health, safety, and welfare of City residents.

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

Section 1. Establishment of Fund. There is hereby established a Stormwater Initiative Fund, which shall consist of an amount equal to the net proceeds from the sale of the old City Hall property located at 118 North Main Street.

Section 2. Authorized Uses. Funds within the Stormwater Initiative Fund shall be used exclusively for stormwater-related projects, programs, and initiatives, subject to City Council approval. Authorized uses include, but are not limited to:

1. Matching funds for FEMA grants or other external funding sources related to stormwater system repairs, upgrades, or resilience enhancements;
2. Matching or direct funding for a comprehensive City Stormwater Study, to assess existing conditions, identify system deficiencies, and propose solutions; and
3. Repairs to existing stormwater issues, whether located on or off City right-of-way, as deemed necessary and approved by City Council.

Section 3. Administration and Oversight. The City Administrator, in coordination with the Public Works Director and Finance Director, shall administer the Stormwater Initiative Fund and ensure that expenditures align with the approved purposes listed in Section 2. All allocations or disbursements shall require approval by City Council, either through budget appropriation or specific resolution.

Section 4. Reporting Requirements. The City Administrator shall provide an annual report to City Council detailing the status of the Stormwater Initiative Fund, including:

1. Fund balance;
2. Summary of projects funded;
3. Amounts expended and encumbered; and
4. Any external grants or matching contributions received.

Section 5. Effective Date of the Ordinance. This ordinance shall be effective immediately upon passage.

DONE in meeting duly assembled this ____ day of _____ 2025.

SIGNATURE OF MAYOR:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

Ashley Clark
City Clerk

Daniel Hughes
City Attorney

First Reading: September 9, 2025

Second Reading: **, 2025