

City of Simpsonville: City Council Business Meeting
AGENDA

Council Chambers, Simpsonville City Hall | October 14, 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. APPROVAL OF MINUTES

September 09, 2025

5. 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.

6. BUSINESS

A. 2nd Reading of Ordinance O-2025-08, Short-Term Rental Ordinance
Jon Derby, Planning Director

B. 2nd Reading of TX-2025-02, Misc. Refinements to the Zoning Ordinance
Jon, Derby, Planning Director

C. Planning Commission Appointment
Jon, Derby, Planning Director

D. 2nd 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

E. 1st Reading of Ordinance O-2025-10, Amending the Business License Ordinance to update the Class Schedule as required by ACT 176 of 2020
Maria Tooley, Finance Director

F. EXECUTIVE SESSION

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

7. 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: CITY COUNCIL BUSINESS MEETING
MINUTES**

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

- 1. CALL TO ORDER** | Presiding Officer: Paul Shewmaker, Mayor
- 2. ROLL CALL** – PRESENT: 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, Mayor Shewmaker ABSENT: None
- 3. PLEDGE OF ALLEGIANCE**
- 4. PRESENTATION**
Mayor Shewmaker presented a Proclamation for Constitution Week
- 5. APPROVAL OF MINUTES**
Minutes from the Business Meeting August 12, 2025 were approved as written.
- 6. CITIZEN COMMENTS**
Citizen comments were made by: John Freeman concerning East Georgia Road update; Kenneth Whitman concerning traffic and speeding
- 7. BUSINESS ITEMS**
 - A. Corrections to the Approved Minutes of the Committee of the Whole meeting, July 22, 2025**
Motion by Mayor Shewmaker, with a second by Councilmember Pinkerton to approve Corrections to the Approved Minutes of the Committee of the Whole meeting, July 22, 2025.

Corrections made were item 8 (A) motion by Mayor Shewmaker to place on the next business meeting the appointment of the individual selected by City Administrator Tee Coker, as Finance Director, to also serve as City Treasurer in accordance with City Ordinances.

Vote on motion Y-7 N-0. Motion carried.
 - B. 1st Reading of Ordinance O-2025-08, Short-Term Rental Ordinance**
Motion by Councilmember Roche, with a second by Councilmember Rupe to approve 2nd reading of Ordinance 2025-08, Short-Term Rental Ordinance

Motion by Councilmember O’Rear with a second by Councilmember Rupe to 1. amend Ordinance O-2025-08 sec.10-295 A (8) to read a written certification of the short-term rental agent that for properties located in a neighborhood with an HOA that the covenants and by laws of the neighborhood permit short-term rentals; 2.

amend sec. 10-297-E to read the owner(s) may change their designation of a short-term rental agent temporarily or permanently; and that there shall always be one such agent for a property at any given time.

Vote on the motion to amend, Y-7 N-0. Motion carried.

Vote on the main motion as amended, Y-7 N-0. Motion carried.

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

Motion by Councilmember Williams with a second by Councilmember Hutchings to approve 1st reading of TX-2025-02, Misc. Refinements to the Zoning Ordinance.

Motion by Councilmember O'Rear with a second by Councilmember Rupe to amend TX-2025-02 sec. 3.2.44 A (5) to eliminate the 2nd paragraph.

Vote on the motion to amend, Y-7 N-0. Motion carried.

Vote on the main motion as amended, Y-7 N-0. Motion carried.

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

Motion by Councilmember Pinkerton with a second by Councilmember O'Rear to approve 1st reading of Ordinance O-2025-09, Appropriate Funds from the sale of the Old City Hall property to a Stormwater Initiative Fund.

Motion by Mayor Shewmaker with a second by Councilmember Williams to amend Ordinance O-2025-09, to change the funds to \$500,000. Y-1 N-6. Motion failed.

Motion by Mayor Shewmaker with a second by Councilmember Rupe to direct the City Attorney to develop working for provision for easements. Y-6 N-1. Motion carried. Councilmember O'Rear voting no.

Vote on main motion as amended, Y-7 N-0. Motion Carried.

E. Executive Session

Motion by Councilmember Roche with a second by Councilmember Williams to enter into executive session to discuss employee compensation and contractual arrangements. Y-7 N-0. Motion carried.

Upon coming out of executive session the following vote was taken.

Motion by Councilmember Roche with a second by Councilmember Hutchings to authorize the City Administrator to expand funds to address equitable compensation for certain employees. Y-7 N-0. Motion carried.

8. ADJOURNMENT : 8:40PM

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 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 (21) 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 (30) thirty days.

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 (15) 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) A written certification of the short-term rental agent that for properties located in a neighborhood with an HOA that the covenants and by laws of the neighborhood permit short term rentals.
- (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. In addition to these regulations, there shall not be more than two (2) adults per bedroom.
 - 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 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 a city permit within 120 days of enactment of this ordinance. For short-term rentals that are found to be operating after 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 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 for a property at any 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 and 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

DUGGAN & HUGHES, LLC
Memorandum

To: Mayor and City Council

From: Daniel Hughes, City Attorney

Subject: STR Amendment Summary

Date: October 9, 2025

The following is a summary of the STR amendments that I made to the STR ordinances prior to 1st reading. Jon and I wanted to be sure that you were aware of my amendments.

- 10-294 – clarified applicable business license regulations
- 10-295(3) – clarified that proof of ownership on application to be shown by deed to property
- 10-294(4) – requires applicant to provide number of bedrooms, which is needed due to the restrictions regarding number of adults (2) per bedroom set forth in 10-294(11)(d)
- 10-294(11)(a) – removed the word “exemplar” which is unnecessary
- 10-294(a)(11)(d) – clarifies that all technical codes apply
- 10-295(b) – clarified fee and permit requirements. Any STRs currently existing as of the 2nd and final reading are exempt from fee except for those who fail to obtain a permit within 120 days 2nd and final reading.
- 10-297(d) – establishes that service upon the short term rental agent, who is required to live within 12 mile radius of the property constitutes service upon the owner.
- 10-298(c) – amends appeal provisions to denial or revocation of a STR permit

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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 thirty (30) days ~~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:

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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 Article ~~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 (21) 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 (30) 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 persons with a validly business license subject to the provisions of Chapter 10 of Article 2 of the Code of Ordinances. ~~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) Copy of a deed proving 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) Number of bedrooms of the short term rental property.
- (5) 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.
- (6) 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.
- (7) 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.
- (8) 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.
- (9) 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.
- (10) 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.
- (11) 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 minimum parking provisions according to Article 4.5 of the City of Simpsonville Zoning Ordinance ~~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 current version of the technical codes adopted by the City pursuant to Article II of the Simpsonville Code of Ordinances. 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) Application Fee and Permit Deadline. The application fee for short-term rentals shall be \$250.00, as it may be amended from time to time by the City's annual fee schedule. An application fee shall not be required for short-term rentals operating as of the date this ordinance is enacted except for short-term rentals found to be operating without a permit within the 120 day grace period established herein. approval of the City of Simpsonville as outlined herein. Short-term rentals operating as of the date this ordinance is enacted shall obtain a city permit within 120 days of enactment of this ordinance. For sShort-term rentals that are found to be operating after this 120 day period 00-00, 2023, without a permit approval of the City of Simpsonville, shall pay an application fee of 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 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) Service upon the short-term rental agent of any notice or summons from the City shall constitute service upon the owner or record.
- (e) 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.
- (f) 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 city administrator, or his designee 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 and 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 or applicant 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 ~~thirty two working~~ days from the date of notice of the request at a regular or special called meeting of city council. ~~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 council administrator shall notify the permittee or applicant of ~~the~~ its determination in writing and the decision shall be the final decision of the City. The city administrator shall have the discretion to designate the hearing ~~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

AGENDA ITEM

To: City Council – Second Reading

Meeting Date: 10/14/2025

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 Business Meeting – First Reading Review

At the first Reading on September 9th, language regarding written confirmation for properties located within an HOA was amended, along with the owner's ability to change

TX-2025-02

rental agent, O-2025-08. Language was amended/removed regarding parking space design requirement, TX-2025-02.

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 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.

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									
Short-term Rental	C	C	C	C	C	—	—	—	—

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 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. For the purposes herein, an adult is any person at least (21) twenty-one years in age.
4. 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.
5. Any sign on the premises advertising a short-term rental is strictly prohibited.
6. 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.
7. 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 for a period of two years for inspection and replication by the City of Simpsonville.
8. A short-term rental permit issued by the City of Simpsonville must be obtained for the property.
9. 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 30 days.

SIGNATURE OF MAYOR:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

ORDINANCE #TX-2025-02

Page 4 of 4

Ashley Clark
City Clerk

Daniel Hughes
City Attorney

FIRST READING: September 9, 2025

SECOND READING: October 14, 2025

AGENDA ITEM



October 8, 2025

To: City Council
From: Planning Director, Jon Derby
Subject: Commissions Appointments
Meeting Date: October 14, 2025
Type of Agenda Item: Committee Volunteer Appointments
Attachments: Committee Volunteer Applications

BACKGROUND

The Planning Commission has one seat vacant that was set to expire on December 31, 2026. Mr. Loren Duwel has decided to step down, vacating his seat. Staff has received 5 qualified applicants for consideration. It is requested that City Council vote to appoint an applicant to fill the vacant seat.

APPLICANTS

For your review, the committee volunteer applications are attached. The following is a summary of eligible names for the commission.

- Planning Commission Candidates (4-year term): one seat available - Expires Dec. 31, 2026
 - Aidan Puzzio,
 - Amy St. John,
 - Dane Lytle,
 - Stephanie Kalina-Metzger,
 - Zoe Bender

ELECTIONS

A ballot will be provided for the vacant seat on the Planning Commission. For your convenience, the ballots will be provided with your name included, a blank space to write in your preferred choice, and space for with your signature.

STAFF COMMENTS

Staff has determined that the applicants are qualified to serve on their selected choice.

Entry (ID 345)

Show empty fields

Application Date May 17, 2025

Name Aidan Puzzio

Address 204 Westwood Drive
Simpsonville, South Carolina 29680

Daytime Phone 3474612552

Email aidanpuzzio@gmail.com

Which Board / Commission do you want to serve on? Planning Commission

Reason for wanting to serve I am seeking the opportunity to serve on either the Simpsonville Planning Commission or ATAX Advisory Committee because I believe thoughtful planning and allocation of resources is critical in preserving Simpsonville's charm and fostering growth. My professional background in civil engineering and public infrastructure inspection would

Reason for wanting to serve

I am seeking the opportunity to serve on either the Simpsonville Planning Commission or ATAX Advisory Committee because I believe thoughtful planning and allocation of resources is critical in preserving Simpsonville's charm and fostering growth. My professional background in civil engineering and public infrastructure inspection would allow me to bring a practical understanding of how planning and resource allocation decisions impact transportation, safety, and long term-sustainability. I am also a member of the South Carolina Army National Guard and a member of Generation Z which would allow me to bring further viewpoints into any board/commission you all may consider me for, Thank you.

Comments/Notes

Entry Details

 Submitted: **May 17, 2025 at 3:58 pm**

 Entry ID: **345**

 Entry Key: **hsb93**

 reCAPTCHA Score: **0.9**

User Information

 Browser/OS: **Google Chrome 136.0.0.0 / Windows**

Entry (ID 512)

Show empty fields

Application Date August 8, 2025

Name Amy St. John

Address 508 Hillpine Drive
Simpsonville, South Carolina 29681

Daytime Phone 864-398-6420

Email amy.stjohn@live.com

Which Board / Commission do you want to serve on? Planning Commission

Reason for wanting to serve I would like to serve on the planning commission to actively contribute to Simpsonville's development and long-term growth. I believe we need to take into consideration all of the details both small and large when discussing current development and growth. As a member of the team , I would bring a collaborative

Reason for wanting to serve

I would like to serve on the planning commission to actively contribute to Simpsonville's development and long-term growth. I believe we need to take into consideration all of the details both small and large when discussing current development and growth. As a member of the team , I would bring a collaborative mindset, a willingness to hear a variety of perspectives, and thoughtful, thorough approach to evaluating the presented issues. Additionally, serving in on the commission would allow me to continue to contribute to our community on a broader level.

Comments/Notes

Entry Details

 Submitted: **Aug 8, 2025 at 2:00 pm**

 Entry ID: **512**

 Entry Key: **omm13**

 reCAPTCHA Score: **0.9**

User Information

 Browser/OS: **Google Chrome 131.0.0.0 / Windows**

Entry (ID 547)

Show empty fields

Application Date	August 20, 2025
Name	Christopher Dane Lytle
Address	329 West Cir Simpsonville, South Carolina 29681
Daytime Phone	8644203756
Email	elementshomebuilder@gmail.com
Occupation	Home Builder and developer/ entrepreneur
Company	Elements Design Build/ Aisling Distillery
Mailing Address	329 West Cir Simpsonville, South Carolina 29681

Reason for wanting to serve

I believe my 26 years of contracting and over 30 years of design experience could offer something to our community. I believe that you have to give back. I want to help protect the way this city will grow and help guide changes to make it a better place.

i /C i i i C i i

Entry (ID 557)

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Application Date	August 22, 2025
Name	Stephanie Kalina-Metzger
Address	2 Old Tree Ct. Simpsonville, South Carolina 29681
Daytime Phone	7172332426
Email	steflink01@comcast.net
Occupation	Writer
Company	Various
Mailing Address	2 Old Tree Ct. Simpsonville, South Carolina 26981

**Which Board / Commission
do you want to serve on?**

Planning Commission

**Volunteer or related
experience**

I spent four years volunteering for Big Brothers/Big Sisters

**Reason for wanting to
serve**

I enjoy everything related to business and have written for business journals across the United States. I'm currently writing for SC Biz News and its affiliate publications.
I would like to learn more about the commitment to determine if we're a good fit.
My writing clips can be seen at stephaniekalinametzger.contently.com

**What do you feel are the
top two or three issues
facing the City?**

I also think that traffic congestion needs to be addressed and perhaps stormwater infrastructure issues.

STEPHANIE KALINA-METZGER

2 Old Tree Ct. Simpsonville, SC 29681 | 717-233-2426 | steflink01@comcast.net
[linkedin.com/in/stephaniekalinametzger/](https://www.linkedin.com/in/stephaniekalinametzger/)

PROFESSIONAL WRITER

Award-winning writer ~Print articles- Web Content ~ Blogs ~ Press Releases ~ Campaigns

PROFILE

- Proficient and versatile writer offering 15 years' experience creating original, outstanding content across a variety of platforms, from website content to blogs, newspapers and magazines, Specializes in business, food, drink, travel and hospitality.
- Experienced in developing and managing comprehensive, effective communications plans.
- Skilled at identifying, organizing, deploying and directing resources to ensure successful outcomes.
- Highly adept at conducting and fact-checking research to ensure informed, accurate content.

WRITING SAMPLES & AWARDS

Prolific, published author of numerous articles on a variety of business topics: **View clips at** www.stephaniekalinametzger.contently.com

First Place Winner, North American Mature Publishers Association (NAMPA) Award,
Topical Issue for "B Magazine", 2014

Honorable Mention, Keystone Media Award for Lifestyle/Food Beat, The Burg News, 2020

Honorable Mention, Keystone Media Award for Lifestyle/Food Beat, The Burg News 2022

Second Place, Keystone Media Award for Lifestyle/Food Beat, The Burg News 2021

Second Place, Keystone Media Award for Lifestyle/Food Beat, The Burg News 2023

First Place, Award for story "Jump for Joy," The Burg News 2023

PROFESSIONAL EXPERIENCE

Freelance Writer at newspapers, magazines, blogs and websites 2010-Present

- Write engaging and informative articles on a wide range of topics from business, to travel, trends, food, drink and events. Regular clients include: the award-winning Burg News, Travel Gumbo, The Herald-Standard, The Central Penn Business Journal and SC Biz.
- Dining Critic from 2015-2022, Carlisle Sentinel.
- Guest blogger and internet copy writer for various companies including B2B, digital marketing for standout WebFX. Author of a travel blog at cheeseplatesandroomservice.com.
- Wrote and published articles for myriad print and websites including Atlas Obscura, The Burg News, Startup Alleghenies, Upstate Business News, Georgia Trend, NJ Biz, SC Biz News, Philadelphia Business Journal, Happy Valley Industry, Salamander Magazine, Business Woman, B Magazine (folded), Pennlive, the York Daily Record, Recreation News, Women First, Wyomissing Today, the Centre Daily Times, Harrisburg Magazine, The Green Bay Press Gazette, Flipsidepa.com, Hartford Biz, Sea Island Life, Omni Escapes, Susquehanna Style, Pennsylvania Magazine, Susquehanna Life (folded) and Bespoke Concierge.

PT—Writing Tutor 2015-2025

- Boutique tutoring business taking on no more than two students a week.
- Coach students through the writing process and help them achieve academic success.
- Provide customized support for students by understanding the way they learn, while adapting techniques to coincide with their individual needs.

Harrisburg School District

1998-2010

Communications Specialist (2008-2010)

- Wrote articles and developed brochures promoting the Harrisburg School District (comprised of 17 schools and about 8,000 students) by publicizing positive school program outcomes.
- Successfully wrote and leveraged compelling content for a variety of tools and channels including website content, press releases and more.
- Supervised the design and production of print materials and publications.
- Assisted with fundraising campaigns and maintained the donor database for Harrisburg Public School Foundation.
- Prepared professional media presentations for the Superintendent.
- Researched best practices to enable effective grant writing.
- Planned large events, including the annual Mosaic Gala celebrating writers and teachers.

After School Programs Coordinator (2006-2008)

- Effectively managed the Elect Student Works program with 300 students at two different school sites, personally tutoring children as needed.
- Supervised Site Directors to drive and execute program planning.
- Prepared, wrote and updated website content for the department.
- Diligently monitored spending to achieve budget goals and control costs.
- Attended state and national conferences to represent the school and the program.
- Prepared complex and accurate quarterly reports to meet state requirements.

Safe Schools Healthy Students Grant Administrator (2003-2006)

- Tracked the budget and spending of a \$9M Safe Schools/Healthy Students grant, including creating and managing website content relative to the grant.
- Prepared targeted press releases for print media to enhance the public image.
- Successfully coordinated and facilitated *ad-hoc* committee meetings for grant implementation.
- Created and made presentations to the Steering Committee comprised of a variety of professionals.
- Partnered with Penn State on data collection and prepared complex government reports.
- Attended national and statewide grant-writing conferences to learn methods for successful grants.

Grant Writer (2001-2003)

- Expertly wrote block grants and mini-grants, successfully earning an \$880,000 Renovation, IDEA, Technology competitive grant.
- Formed *ad hoc* teams of inter-departmental staff to work on new proposals, leading and coordinating team efforts to foster the project narrative and budget.
- Monitored grant opportunities through federal, state, local, foundation, and corporate sources.
- Met with educators to pinpoint "best practices" in order to compose and write winning grants.

EDUCATION & TECHNICAL SKILLS

Bachelor of Arts, Humanities & Journalism, Pennsylvania State University
MS PowerPoint, Word, Canva

COMMUNITY ACTIVITIES

PR Advisor, Slow Food Harrisburg
Volunteer Judge, Young Writers of America
Media Advisory Board Member, Qwoted

Entry (ID 553)

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Application Date	August 21, 2025
Name	Zoe Bender
Address	228 Lewes Ave Simpsonville, South Carolina 29681
Daytime Phone	2012450271
Email	zab1@me.com
Occupation	Certified Financial Planner®
Company	Merrill Lynch

**Which Board / Commission
do you want to serve on?**

Planning Commission

**Volunteer or related
experience**

Greenville Police Department Citizen's Academy

**Reason for wanting to
serve**

I am a proud Simpsonville resident and I am passionate about shaping the city's future. As a Certified Financial Planner®, I truly love all aspects of planning and focusing on both the short-term and long-term effects of decision making. I would love the opportunity to learn more about our amazing city while making an impact on our community, especially given the exponential growth and development in the area. I feel strongly about contributing as a leader to the city's future and direction we are growing in.

**What do you feel are the
top two or three issues
facing the City?**

From my perspective, the two greatest issues the city is facing are the level of growth and the public safety of our citizens. I believe these two go hand in hand as the population continues to grow.

From: zab1@me.com
To: [Jon Derby](#)
Subject: Planning Commission
Date: Wednesday, August 27, 2025 3:47:25 PM

Hi Jon,

It was a pleasure speaking with you this morning! I appreciate you taking the time to chat.

I am interested in joining the City's Planning Commission to directly impact future decisions in our City. I want to give back by helping Simpsonville maintain its status as a wonderful place to live. I am passionate about planning and development and I would love the opportunity to help improve the City of Simpsonville. I am specifically focused on controlling the growth in our city and ensuring that all citizens feel safe and secure in their respective neighborhoods, especially given the recent population and economic growth over the past decade. I would like to help with development and annexations, as well as zoning ordinances in Simpsonville. It is important to me to ensure our City's growth is sustainable and in the best interest of the City and our residents and businesses.

I appreciate your consideration and look forward to hearing from you in October.

Have a great afternoon and a relaxing Labor Day weekend!

Thank you,
Zoe Bender

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. Construction of and repairs to existing stormwater systems, based upon the recommendations of the director of public works and/or city engineer.

Section 3. Stormwater work on private property. Based upon the recommendations of the director of public works and/or city engineer, it may be necessary to perform work on private property outside of an existing utility easement to improve stormwater issues. In such event, the City shall obtain a written easement from the private property owner in recordable form and

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approved by the City Attorney prior to undertaking any such work.

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Section 4. 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.

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Section 5. Reporting Requirements. The City Administrator shall provide an annual report to City Council detailing the status of the Stormwater Initiative Fund, including:

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

Section 6. Effective Date of the Ordinance. This ordinance shall be effective immediately upon passage.

Deleted: 5

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

5.

AN ORDINANCE

AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF SIMPSONVILLE TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020.

WHEREAS, the City of Simpsonville of Simpsonville SC (the "Municipality") is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business license tax on gross income;

WHEREAS, by Act No. 176 of 2020, known as the South Carolina Business License Tax Standardization Act and codified at S.C. Code Sections 6-1-400 to -420 (the "Standardization Act"), the South Carolina General Assembly imposed additional requirements and conditions on the administration of business license taxes;

WHEREAS, the Standardization Act requires that by December thirty-first of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of South Carolina (the "Association") and adopted by the Director of the Revenue and Fiscal Affairs Office;

WHEREAS, following the enactment of the Standardization Act, the Municipality enacted Ordinance No. O-2021-07 on October 12, 2021 in order to comply with the requirements of the Standardization Act (the "Current Business License Ordinance");

WHEREAS, the City of Simpsonville Council of the Municipality (the "Council") now wishes to amend the Current Business License Ordinance to adopt the latest Standardized Business License Class Schedule, as required by the Standardization Act;

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

SECTION 1. Amendments to Appendix B. Appendix B to the Current Business License Ordinance, the "Business License Class Schedule," is hereby amended and restated as set forth on the attached Exhibit A.

SECTION 2. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective with respect to the business license year beginning on May 1, 2026.

ENACTED IN REGULAR MEETING, this ____ day of _____, 20____.

Mayor

ATTEST:

Clerk

First reading:
October 14, 2025

Second reading:
November 18, 2025

**Exhibit A: Amendment to Classes 1 – 8 in Appendix B of the
Current Business License Ordinance**

**APPENDIX B
Classes 1 – 8: Business License Class Schedule by NAICS Codes**

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1
21	Mining	3
22	Utilities	1
31 - 33	Manufacturing	3
42	Wholesale trade	1
44 - 45	Retail trade	1
48 - 49	Transportation and warehousing	2
51	Information	4
52	Finance and insurance	7
53	Real estate and rental and leasing	6
54	Professional, scientific, and technical services	4
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	3
71	Arts, entertainment, and recreation	3
721	Accommodation	1
722	Food services and drinking places	2
81	Other services	3
Class 8	Subclasses	
23	Construction	8.1
482	Rail Transportation	8.2
517111	Wired Telecommunications Carriers	8.3
517112	Wireless Telecommunications Carriers (except Satellite)	8.3
517122	Agents for Wireless Telecommunications Services	8.3
5241	Insurance Carriers	8.4
5242	Insurance Brokers for non-admitted Insurance Carriers	8.4
713120	Amusement Parks and Arcades	8.51
713290	Nonpayout Amusement Machines	8.52
713990	All Other Amusement and Recreational Industries (pool tables)	8.6

2025 Class Schedule is based on a three-year average (2019 - 2021) of IRS statistical data.