City of Simpsonville: City Council Committee of the Whole
AGENDA
Council Chambers, Simpsonville City Hall | October 28, 2025| 6 p.m.

1. **CALL TO ORDER**
   Presiding Officer: Mayor Shewmaker

2. **ROLL CALL**
   Recorder: Ashley Clark, Clerk of Council

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES:**
   September 23, 2025

5. **CITIZEN COMMENTS**
   Residents, business owners, or anyone with a vested interest in the City of Simpsonville qualifies to speak to Council for three (3) minutes by signing up in Council Chambers no later than 10 minutes prior to the start of the meeting.

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

   Community Relations Report
   Justin Campbell, Community Relations Specialist

   Planning Report
   Jon Derby, Planning Director

   Financial Report
   Maria Tooley, Finance Director

   City Administrator Report
   Tee Coker, City Administrator

7. **BUSINESS**

   A. O-2025-11, Amend Code of Ordinances Sec. 8-41 and 8-42, Technical Codes
   Jon Derby, Planning Director

   B. AXZ-2025-03, Proposed Annexation of Property at 320 Tearose Lane
   Jon Derby, Planning Director

   C. AXZ-2025-04, Proposed Annexation of Property on W. Georgia Road
   Jon Derby, Planning Director

   D. Amend Code of Ordinances Sec. 16-4, Wards and Boundaries
   Tim Pinkerton, Ward 5

8. **EXECUTIVE SESSION**

   To discuss a contractual arrangement *(Upon coming out of 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: City Council Committee of the Whole
MINUTES

Council Chambers, Simpsonville City Hall | Date: September 23, 2025 | 6 p.m.

1. CALL TO ORDER

Presiding Officer: Paul Shewmaker, Mayor

2. ROLL CALL

Councilmember	Present	Absent
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 Paul Shewmaker	✓	

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

Presentation 1: Mayor Shewmaker presented a Proclamation to Scout Troop 159 for their 75th Anniversary.

Presentation 2: Hillcrest High School Interim Principal, April Reece made some remarks concerning their students' recent accomplishments and discussed the standards that have been recently implemented to improve educational quality and success.

5. APPROVAL OF MINUTES

Minutes from the August 26, 2025 Committee of the Whole were approved as written with two corrections.

Correction 1: Sec. 7 Staff Reports- The Financial Report was reported by Maria Tooley, Finance Director. The City Administrator Report was reported by Tee Coker, City Administrator. The Comprehensive Plan Review was reported by Jon Derby, Planning Director.

Correction: Sec.9 Executive Session- Upon coming out of Executive Session, council voted to authorize the City Administrator to engage the services of an employment attorney for legal matters pertaining to employee compensation and to shift departmental budgets, provided the overall budget appropriations do not change.

6. CITIZEN COMMENTS

Chief Terry of Canebrake Fire Dept. attended the meeting to express his gratitude to the Simpsonville Fire Department and Fire Chief for their professionalism and dedication. Chief Terry also acknowledged the department's consistent support and assistance for coverage when needed during difficult times.

7. STAFF REPORTS PRESENTED

Finance Dept.- Maria Tooley, Finance Director, presented a monthly financial report.

Administrative Dept.- Tee Coker, City Administrator, presented a City Administrator report.

8. BUSINESS ITEMS

A. **Proposed Business License Ordinance**

Motion by Councilmember Williams with a second by Councilmember Rupe to approve proposed Business License Ordinance and move to the next Business Meeting. Y-7 N-0. Motion carried.

B. **Resolution Committing the City of Simpsonville to providing a local match for a Municipal Association of South Carolina "Big Idea Grant"**

Motion by Councilmember Roche with a second by Councilmember Hutchings to approve Resolution Committing the City of Simpsonville to providing a local match for a Municipal Association of South Carolina "Big Idea Grant" to the next Special Called Meeting. Y-7 N-0. Motion carried.

9. ADJOURNMENT

Time of Adjournment: 6:53PM

SIMPSONVILLE UNIFIED DEPARTMENTS REPORT

Committee of the Whole Meeting: Oct. 28, 2025

Final Report Assembled by: Justin Campbell, Community Relations Specialist

Date of Finalization: Oct. 22, 2025

EXECUTIVE SUMMARY:

September was a productive and eventful month across the departments. Public Works readied its leaf trucks for leaf season, while the Sanitation Division dumped an average 9,400 cans per week. The Sewer Division cleaned 2.67 miles of sewer main and inspected 3.22 miles via CCTV, with interviews for the Sewer Supervisor position ongoing into October. Staff met with the Simpsonville Garden Club to explore collaborative beautification efforts, and Ethan Crump was promoted to Beautification Supervisor to oversee landscape maintenance for Gracely Park, downtown, interstate monument signs, and all fire stations. Interviews for Sewer Supervisor continued into October.

Parks & Recreation launched a new online platform for special event applications, approvals, and payments following a 10-month development process. The department also began a comprehensive assessment of park facility needs to inform a future master plan and initiated groundwork for expanded Arts Center programming, including youth theatre camps and the Echoes Ensemble for people with special needs.

The Fire Department experienced an increase in call volume from August, with EMS calls representing the largest share of incidents. Fire and life safety programs reached 1,256 residents; 17 fire code violations were resolved; and personnel logged 1,450 hours of training across multiple specialties.

The Police Department participated in the Greenville County Law Enforcement Appreciation Event, in which officers were honored with prizes and breakfast provided by the LEAD group. Simpsonville Police collaborated with the Bureau of Alcohol, Tobacco, and Firearms, Fountain Inn Police Department, and Laurens County Sheriff's Office to identify and charge three suspects in the Sept. 20, 2025 burglary of Simpsonville Gun & Pawn, thereby recovering stolen firearms and continuing efforts to locate the remaining weapons.

Community Relations collaborated with the departments to increase its monthly delivery routes for Meals on Wheels from one route to five routes. Now, a City of Simpsonville employee will be delivering meals to those in need nearly every week of the year.

The City of Simpsonville FIRE DEPARTMENT

Executive Summary: In September, the Fire Department maintained readiness by balancing a busy call volume with proactive community outreach, safety inspections, and comprehensive training. The department responded to more calls than in August, with most calls occurring inside city limits and EMS calls comprising the largest share. Fire- and life-safety programs reached 1,256 community members, strengthening prevention and public education efforts. Personnel resolved 17 fire code violations and logged 1,450 hours of training across multiple specialties. Call analysis indicated continued activity in EMS responses, service calls, and false alarms.

Past Activities & Highlights:

1. Responded to 439 calls, the majority of which were EMS and service assistance
2. Resolved 17 fire code violations and conducted 140 fire code inspections
3. Reached 1,256 residents (including 685 juveniles) through fire/life-safety programs, e.g. youth education and community outreach with station tours, prevention events, puppet shows, blood pressure checks, and car-seat installations
4. Logged 1,450 hours of specialty training aerial operations, rescue, live burns, and leadership courses.
5. Participated in National Night Out with touch-a-truck, public education materials, and car-seat installation.

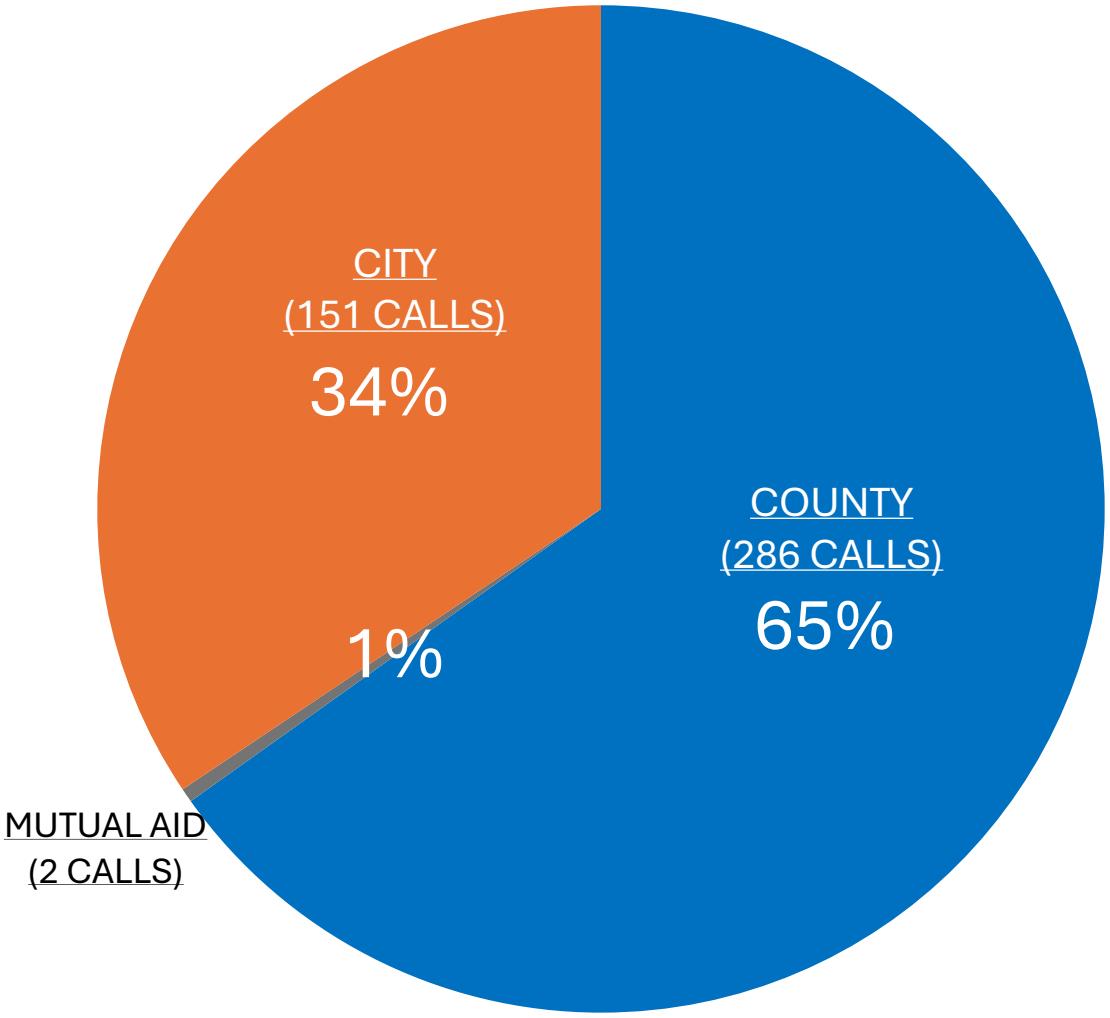
Upcoming Events & Projects:

1. Continuation of can collection initiative to fundraise for the S.C. Burned Children's Fund more money in the current cycle than the previous cycle
2. Focus on follow-up fire code inspections to resolve violations
3. Plan ongoing fire and life safety education and community outreach programs

Issues to Monitor: None at this time

Proposals & Recommendations: None at this time

FD MONTHLY CALL VOLUME: SEPTEMBER 2025



Executive Summary: The Police Department lost an officer to the Mauldin Police Department due to higher compensation, and it is understood that several additional officers are currently in the hiring process with other agencies. With existing staffing challenges, this trend is concerning given the potential impacts on service delivery and resource allocation that the trend will have if it continues. While several vacant positions have been filled, the training requirements for uncertified officers mean they cannot operate independently for several months. Investigators successfully identified and charged multiple suspects connected to the burglary of a local pawn shop that resulted in the theft of several firearms.

Past Activities & Highlights:

- Greenville County Law Enforcement Appreciation Event was a success with the LEAD group provided prizes and breakfast to law enforcement officers throughout Greenville County
- Investigations unit has worked on the burglary of Simpsonville Gun & Pawn on Sept. 20, in which multiple firearms were stolen. With the assistance of several agencies to include the Bureau of Alcohol, Tobacco, & Firearms, Fountain Inn Police Department, and Laurens County Sheriff's office, Investigations identified and charged three suspects in the crime. Several of the firearms have been recovered and Investigations is working on locating the others.

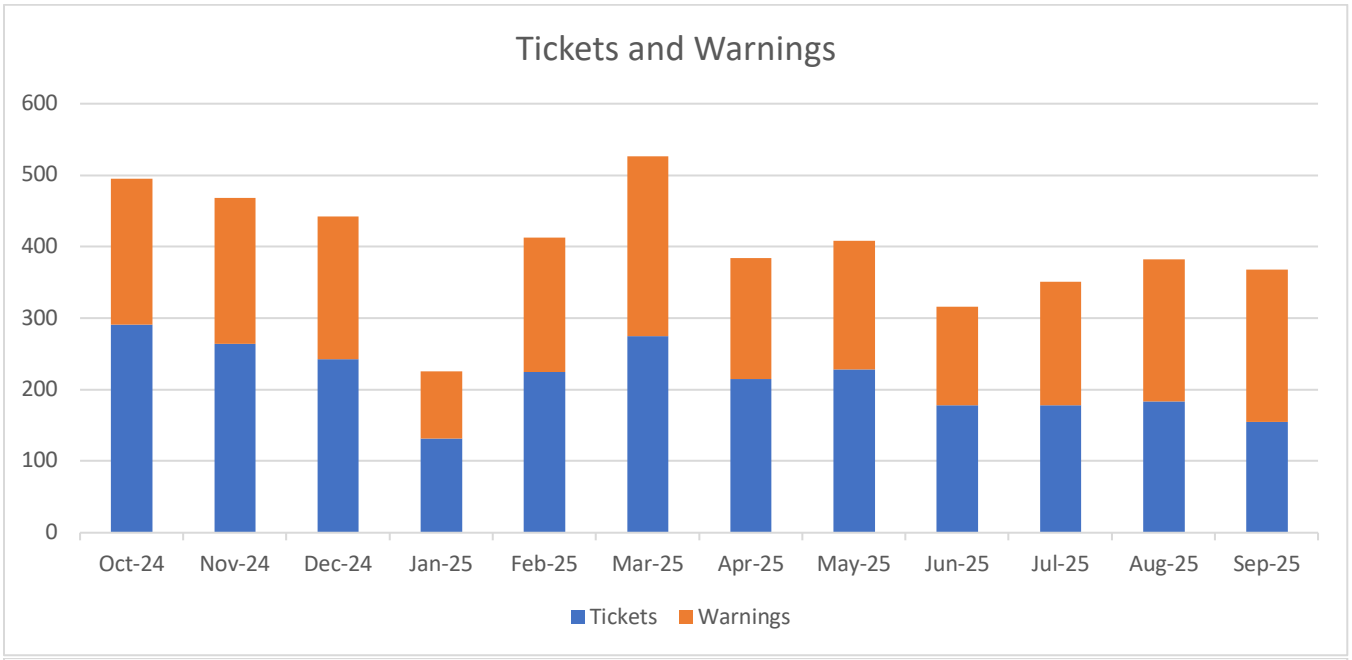
Upcoming Events & Projects:

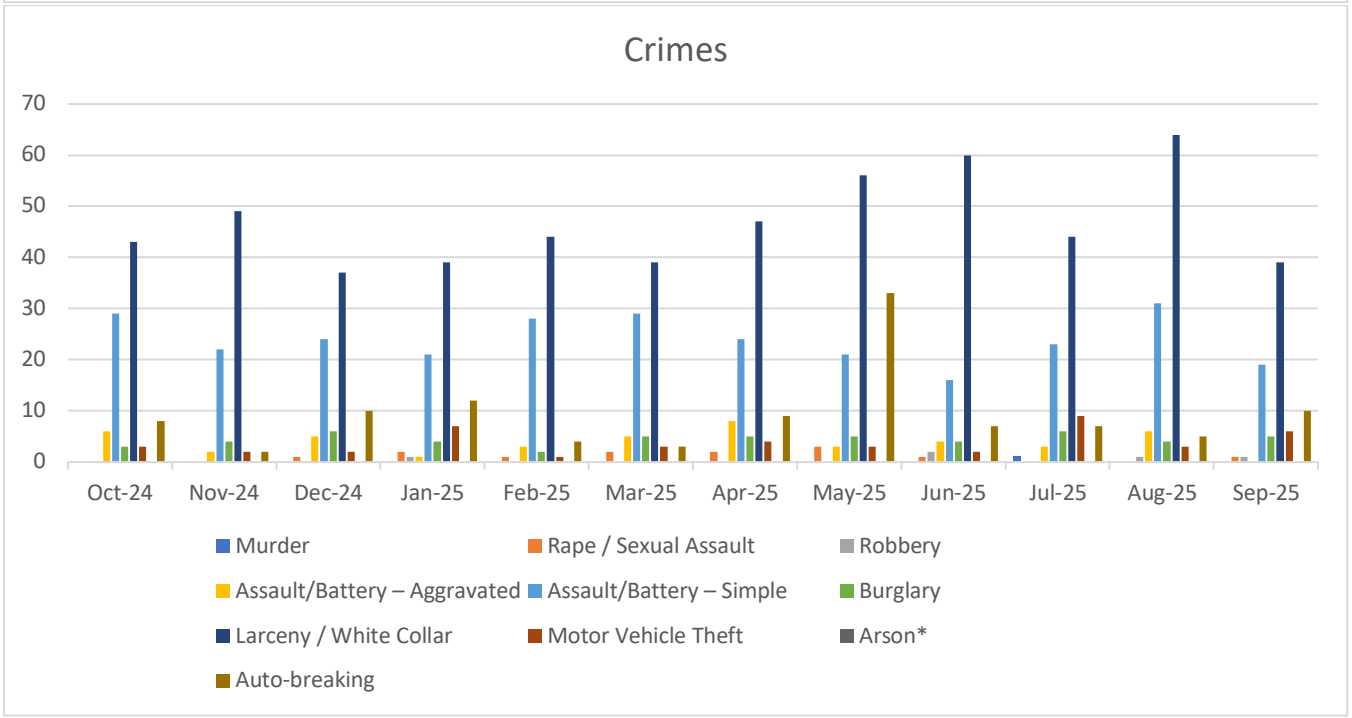
- Preparations for Greenville Country Musical Festival
- Planning for open-house recruitment event

Issues to Monitor:

- Compensation issues affecting retention and hiring: We must make sure that our pay is competitive with other agencies in Greenville County. The profession is seeing a lower number of candidates applying for positions at-risk with retention and hiring, which makes the competition between agencies to hire qualified candidates more of a concern.

Proposals & Recommendations: Addressing compensation needs and issues


Tickets and Warnings
600
500
400
300
200
100
0
Oct-24
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
Aug-25
Sep-25
Tickets
Warnings


Crimes
70
60
50
40
30
20
10
0
Oct-24
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
Aug-25
Sep-25
Murder
Rape / Sexual Assault
Robbery
Assault/Battery – Aggravated
Assault/Battery – Simple
Burglary
Larceny / White Collar
Motor Vehicle Theft
Arson*
Auto-breaking

Executive Summary: A 10-month project to bring the special event application, approval, and payment process online was completed and officially launched. A detailed assessment of park facility needs—both immediate and long-term, began this month to identify necessary updates, upgrades, and additions. This effort will serve as the foundation for an extensive master plan addressing park facilities and community needs. Groundwork is underway for expanded Arts Center programming, including youth theatre camps and performances featuring the special needs *Echoes Ensemble*, with a target launch in Spring 2026.

Past Activities & Highlights:

- Athletics - 128 sports teams across 7 league offerings/programs all in play. Athletics programming averaged 120 games across 4 locations/week in September.
- Arts Center - New Tenant - Camp Craft, LLC. Owner: Lindsay Gregory. Camp Craft will offer sensory-friendly classes for children of all ages, craft opportunities for older children, family craft sessions, birthday party hosting, and occasional adult crafting events. An art exhibition featuring Cam Keriazokos began Sept. 16 and runs through Nov. 12.
- Facilities - New fans wired and installed at Market Pavillion. Temporary power setup for the Koi Show, and the Arts Center received new door hardware and painting.
- Grounds - New flag pole installed at Alder Park along with new signage at Alder, Tebblewood, and Anglewood parks. Heritage Park rear concourse beautification project began with demo and prep work for planting, new concrete, and furnishings to come by Spring 2026.
- Senior Program/Activity Center - Visits to Flat Rock Playhouse and Harrah's Casino are highlights of senior programs, and the Koi Show was successfully held at the center once again.

Upcoming Events & Projects:

- Greenville Country Music Festival (Oct. 24 – Oct. 25) and Pierce the Veil (Oct. 28) concerts will end the concert season at CCNB Amphitheatre.
- Halloween at Heritage Park is Oct. 29 at 5 – 8 p.m.
- Heritage Park Concourse beautification project to begin.
- First season of all-girls basketball program this winter alongside our normal offering.

Issues to Monitor: None at this time

Proposals & Recommendations: Working toward a master plan for Parks & Recreation

Simpsonville
SIMPLY ATHLETICS.

2025 Calendar Year YTD Participation Unit Totals

Through September 2025	Players	Volunteer Coaches
Spring Baseball (March-June)	619	55
Spring Softball (March-June)	105	15
Spring Flag Football (March-June)	263	36
Spring Volleyball (March-June)	388	52
Summer 3on3 Basketball (June-August)	57	12
Cheerleading (May-November)	30	6
Tackle Football (June-November)	79	15
Fall Baseball (August-November)	398	47
Fall Softball (August-November)	84	9
Fall Flag Football (August-November)	232	36
Girls Fall Flag Football (August-November)	58	12
Fall Volleyball (August-November)	315	38
Winter GIRLS 5on5 Basketball(December-February)	28	4
Winter 5on5 Basketball (December-February)	61	8

Total Participation Units	*2717*	*345*

Executive Summary: September was an active month for the Public Works Department. The Fleet Division prepared leaf trucks in anticipation of the upcoming leaf collection season, while the Sanitation Division averaged 9,402 cans collected per week. The Sewer Division cleaned 2.67 miles of sewer main and inspected 3.22 miles using CCTV. Staff conducted interviews for the Sewer Supervisor position, which will continue into October. Public Works personnel met with the Simpsonville Garden Club to explore collaborative opportunities that support beautification of the city. Ethan Crump was promoted internally to Beautification Supervisor, with responsibilities that include landscape maintenance of Gracely Park, downtown, interstate monument signs, and all fire stations.

Past Activities & Highlights:

- Sewer rehabilitation accomplishments (see attachment)
- Beautification staff attended the Tree SC Fall Field Day in Irmo's Saluda Shoals Park
- Met with Planning staff to discuss the possibility of using Rural Infrastructure Authority grant to fund stormwater projects
- Delivery of new garbage truck
- National Night Out participation, including touch-a-truck, on Oct. 7

Upcoming Events & Projects:

- Lowe's community event participation with touch-a-truck
- School visits
- Point repairs in the CBD in preparation for streetscape project
- Sewer main replacement in front of Aldi

Issues to Monitor:

- Continued rise in market prices of equipment
- Wages of existing personnel and ability to attract new talent
- Increased costs of maintaining infrastructure

Proposals & Recommendations:

- Moving forward with Fleet Division onboarding new fleet management software that will allow us to more efficiently track repairs and have access to online repair manuals, while Fleet staff will also begin assigning new asset numbers to vehicles to help track inventory and develop a capital replacement plan.

CLICK HERE FOR DIVISION REPORTS - SANITATION, SEWER, FLEET

D. PROJECT REHABILITATION DETAILS

PIPE REHABILITATION ☑ Check Box if Project will include

Percentage of RMB(s) (approx.) 75%

Addtl. Notes

	Work Completed this Quarter		Work Completed in Previous Quarters		Work To Be Completed in Future	
	Quantity	Select Units	Quantity	Select Units	Quantity	Select Units
CIPP Lining	1,996	LF	29,545	LF	10,675	LF
Pipe Bursting		LF		LF	730	LF
Gravity Sewer Pipe Replacement	330	LF	2,719	LF	1,793	LF
Gravity Sewer Pipes Abandoned/Removed		LF		LF	463	LF
Point Repairs	12	EA	75	EA	37	EA
Sewer Service Lateral Pipe Rehab or Replacement	34	EA	69	EA	165	EA
Associated Service Lateral Rehabilitation (e.g. Cleanouts)	49	EA	107	EA	34	EA

MANHOLE REHABILITATION ☑ Check Box if Project will include

Percentage of RMB(s) (approx.) 50%

Addtl. Notes Manhole Rehab work may include some or all of the following work: resetting or replacement of frame &

	Work Completed this Quarter		Work Completed in Previous Quarters		Work To Be Completed in Future	
	Quantity	Select Units	Quantity	Select Units	Quantity	Select Units
Manhole Rehabilitation	65	EA	184	EA	140	EA
Manhole Replacement	5	EA	5	EA	4	EA

Sewer Main Rehabilitation Project Total

Total Gravity Sewer Main CIPP Lining	*42,216*	LF
Total Gravity Sewer Main Pipe Bursting	*730*	LF
Total Gravity Sewer Pipe Replacement	*4,843*	LF
Gravity Sewer Pipes Abandoned/Removed	*463*	LF
Total Gravity Sewer Main Point Repairs	*124*	EA
Total Sewer Svc Lateral Rehab / Replace	*268*	EA

Sewer Manhole Rehabilitation Project Total

Total Sewer Manhole Rehabilitation	*389*	EA
Total Sewer Manhole Replacement	*14*	EA

Executive Summary: Community Relations collaborated with department heads to add an additional four delivery routes by the City for Meals on Wheels for a total of five routes each month. The "Know Your City" series continued with a public service announcement by the Public Works Department regarding leaf pickup guidelines as the leaf season begins. The Community Relations Specialist attended ribbon-cuttings/grand openings for the new restaurants Mr. Salsa and Whataburger. Community Relations is collaborating with the Public Works Department on incorporating the Simpsonville Garden Club in small but valuable beautification efforts and holiday decorations, particularly in Gracely Park. Planning is underway for the Annual Tree Lighting Ceremony in December and Hometown Legislative Action Day in January.

Past Activities & Highlights:

- Published PSA for leaf collection guidelines with Public Works
- Added 4 Meals on Wheels delivery routes with the help of the departments for a total of 5, which means City employees will be delivering meals nearly every week of the year
- Coordinated Lunch & Learn with Chamber for Mr. Coker was the speaker
- Attended Communications workshop by MASC
- Attended emergency operations meeting
- Kicked off United Way of Greenville County pledge campaign
- Collaborated with Parks & Rec and Greenville County Stormwater Program to receive five free pet waste stations to supplement those in Alder Park and others
- Applied "ONLY RAIN DOWN THE DRAIN" markers to storm drains in Ward 4

Upcoming Events & Projects:

- Participation by City employees in ringing the bell for The Salvation Army
- Legislative breakfast at City Hall on Nov. 17
- Keep Greenville County Beautiful Board meeting on Nov. 20
- Annual Tree Lighting Ceremony on Dec. 4

Issues to Monitor:

1. Emphasis of pollution prevention with storm drain markers program
2. Integration of new routes into Meals on Wheels volunteering

Proposals & Recommendations: Provide preferred dates and timeframes for application of "ONLY RAIN DOWN THE DRAIN" markers in various wards

Planning & Economic Development
October 2025

Permits (September):

Type	#	Total Valuation
New Single Family Dwelling	19	$5,496,638.00
Residential Mechanical	7	$69,789.00
Commercial Mechanical	0	
New Multi-Family Dwelling	0	
Residential Addition	1	$22,023.00
Residential Interior Upfit	2	$40,915.00
Residential Exterior Upfit	2	$47,480.00
Residential Accessory Structure	1	$14,363.00
Residential Deck/Porch	0	
Encroachment/Street Cut	6	
Encroachment Cafe/Sign	0	
Sign	3	$16,700.00
Temporary Sign	1	
Residential Pool	1	$49,302.00
Commercial Pool	0	
Zoning Verification	1	
Tree Removal	0	
Commercial Construction	0	
Grading/Clearing	0	
Commercial Addition/Alteration	0	
Commercial Interior Upfit	4	$922,300.00
Commercial Accessory Structure	0	
Cell Tower	0	
Commercial Demolition	0	
Residential Demolition	0	
Construction Trailer Electrical Only	0	
Manufactured Home	0	
Residential Electrical	6	$13,900.00
Commercial Electrical	1	$550.00
Solar	2	$54,237.00
Residential Plumbing	2	$8,083.00
Commercial Plumbing	0	
Residential Sewer Tap	0	

- Total Valuation: $ 6,756,280
- Permit Fees Collected: $ 67,150.69

Site Plan Review:

- Under Initial Review:
  - -
- Awaiting Revisions:
  - -
- Approved:
  - Mechanic Shop (1030 W. Georgia Rd)
  - Financial Institution (611 SE Main St)
  - Tire Shop (305 Harrison Bridge Rd.)

Boards & Commissions:

- Planning Commission

  August:

  TX-2025-02, Short-term rental Ordinance
  Recommended Approval with amendments: 5-0
  AXZ-2025-03, 320 Tearose Lane Annexation / rezoning
  Tabled: 5-0
  Comprehensive Plan Evaluation 5-Year Review
  Approval by resolution: 5-0

  September:

  No Meeting

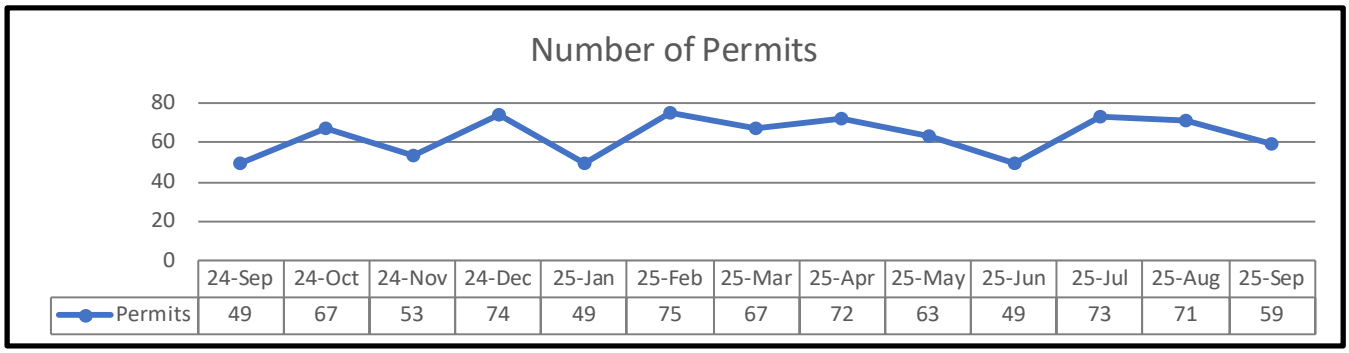
  October:

  AXZ-2025-03, 320 Tearose Lane Annexation / rezoning
  Recommended Approval: 6-0
  AXZ-2025-04, W. Georgia Rd Annexation / rezoning
  Recommended Approval: 6-0
  SP-2025-04, Building Design review, 611 SE Main St, Bank of TR
  Approved: 6-0

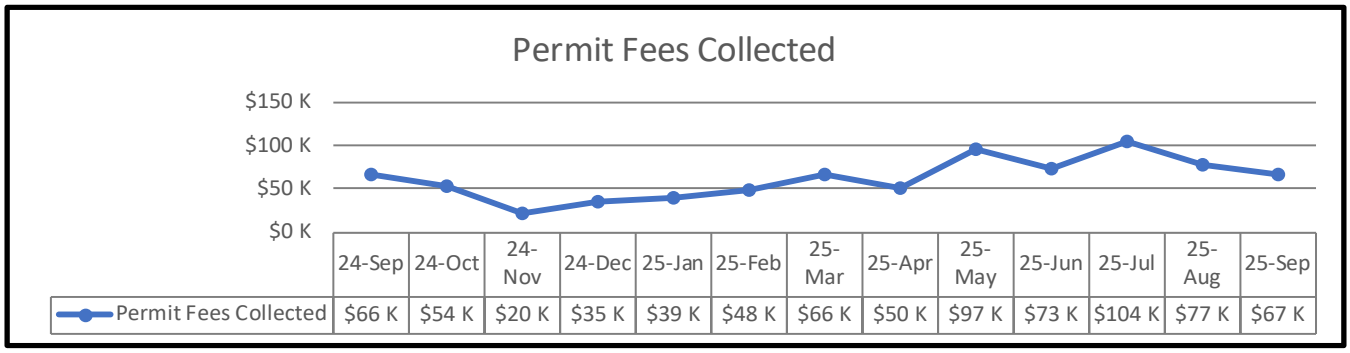
- Board of Zoning Appeals

  August:

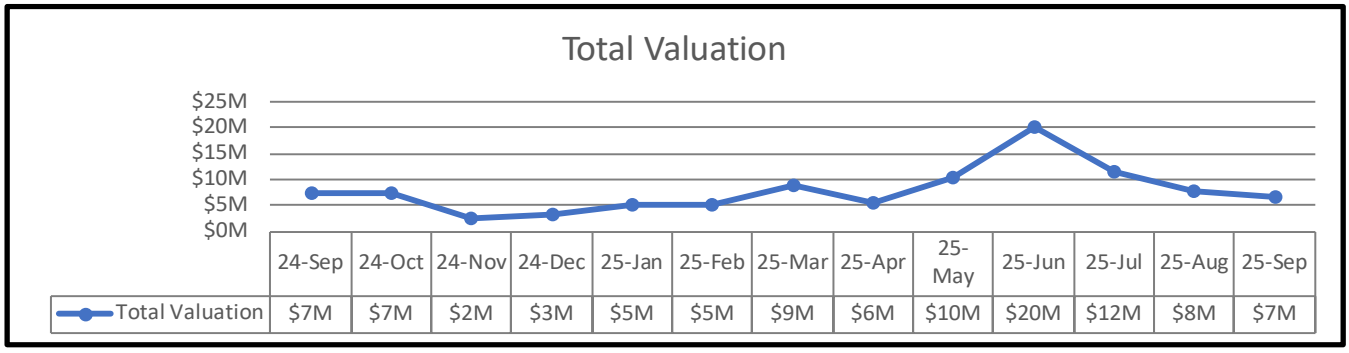
  SE-2025-02, 201 N. Main St (Special Exception for Construction Use) “Complete Heating & Air”
  Approved 3-2



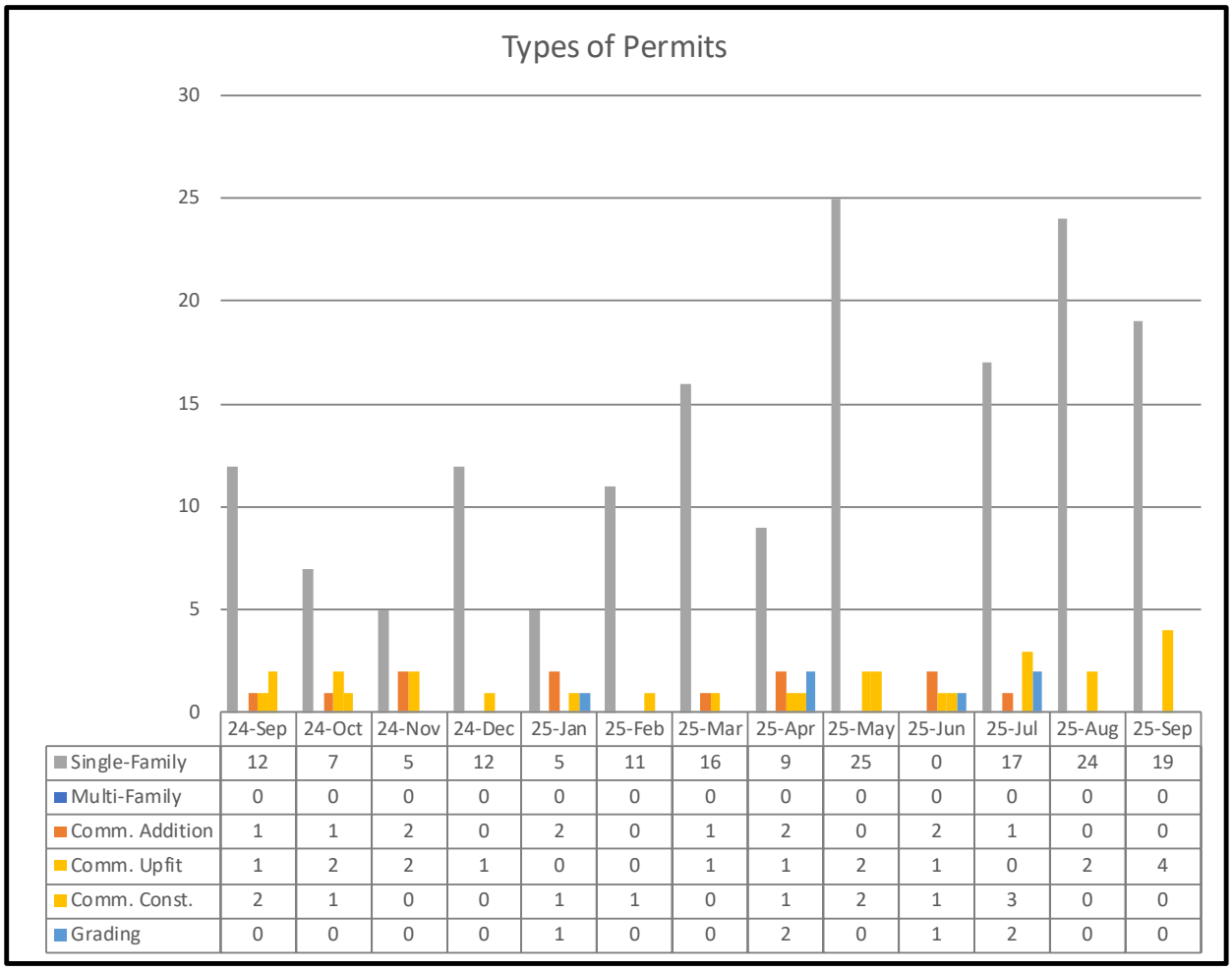
	24-Sep	24-Oct	24-Nov	24-Dec	25-Jan	25-Feb	25-Mar	25-Apr	25-May	25-Jun	25-Jul	25-Aug	25-Sep
Permits	49	67	53	74	49	75	67	72	63	49	73	71	59



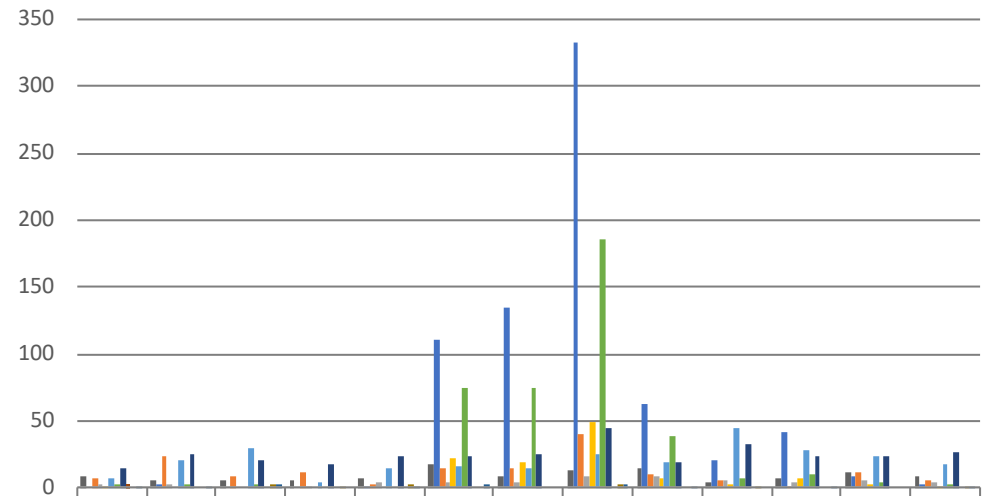
	24-Sep	24-Oct	24-Nov	24-Dec	25-Jan	25-Feb	25-Mar	25-Apr	25-May	25-Jun	25-Jul	25-Aug	25-Sep
Permit Fees Collected	$66 K	$54 K	$20 K	$35 K	$39 K	$48 K	$66 K	$50 K	$97 K	$73 K	$104 K	$77 K	$67 K



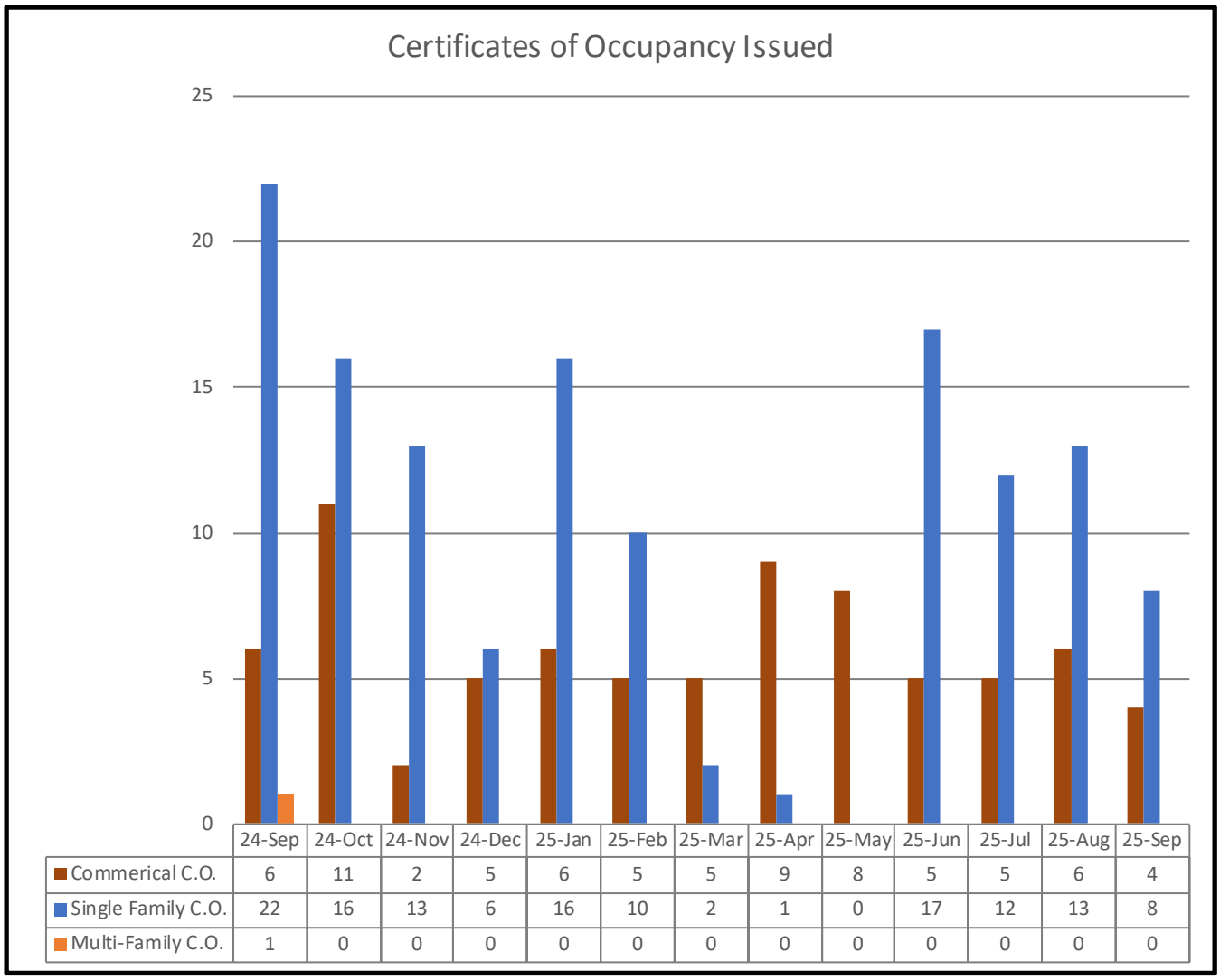
	24-Sep	24-Oct	24-Nov	24-Dec	25-Jan	25-Feb	25-Mar	25-Apr	25-May	25-Jun	25-Jul	25-Aug	25-Sep
Total Valuation	$7M	$7M	$2M	$3M	$5M	$5M	$9M	$6M	$10M	$20M	$12M	$8M	$7M



	24-Sep	24-Oct	24-Nov	24-Dec	25-Jan	25-Feb	25-Mar	25-Apr	25-May	25-Jun	25-Jul	25-Aug	25-Sep
Single-Family	12	7	5	12	5	11	16	9	25	0	17	24	19
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0
Comm. Addition	1	1	2	0	2	0	1	2	0	2	1	0	0
Comm. Upfit	1	2	2	1	0	0	1	1	2	1	0	2	4
Comm. Const.	2	1	0	0	1	1	0	1	2	1	3	0	0
Grading	0	0	0	0	1	0	0	2	0	1	2	0	0



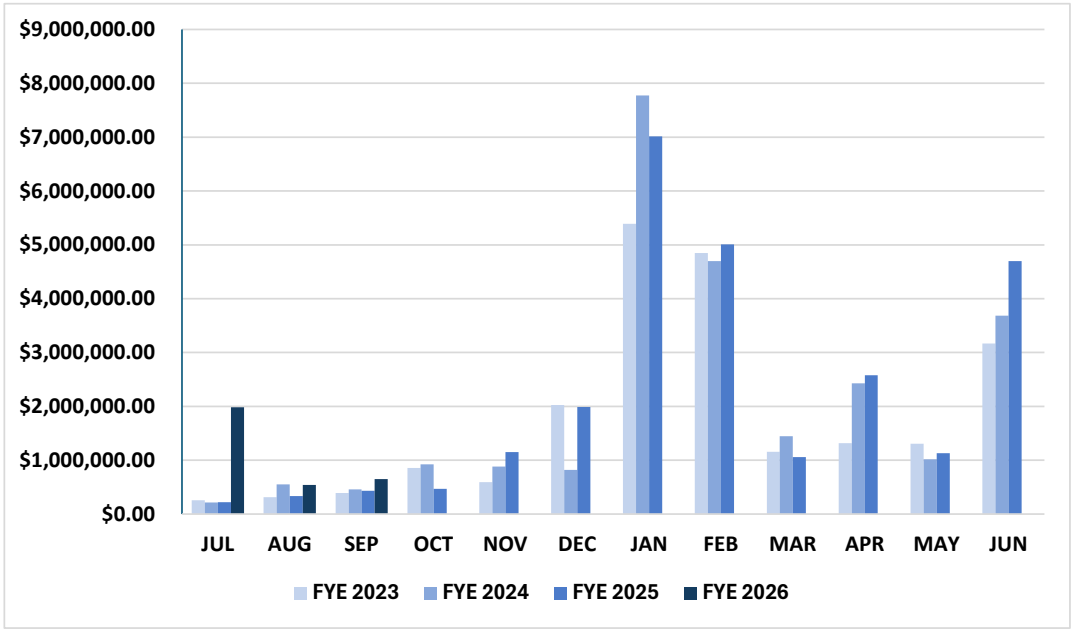
	24-Sep	24-Oct	24-Nov	24-Dec	25-Jan	25-Feb	25-Mar	25-Apr	25-May	25-Jun	25-Jul	25-Aug	25-Sep
In City New Commercial Business	8	6	6	5	7	17	9	13	14	4	7	12	8
Renewal for Commercial Business	0	2	0	0	1	111	135	333	63	21	41	9	3
Special Event	7	24	8	12	2	14	14	40	10	6	1	11	6
Home Occupation	2	3	0	1	4	4	4	9	9	5	4	6	4
Renewal for Home Occupation	1	0	0	0	0	22	19	49	7	2	7	2	1
New Outside City Business	7	20	30	4	15	16	15	25	19	44	28	23	17
Renewal for Outside City Business	2	2	3	0	0	75	75	185	39	7	10	4	2
Contractors (Per Job)	14	25	20	17	24	23	25	44	19	33	23	23	26
Business License Exempt	2	0	0	0	0	0	0	0	0	0	0	0	0
Temporary Event or Sale	0	0	3	1	2	0	0	3	0	1	0	0	1
Change of Address	1	1	2	0	1	2	0	2	1	0	1	0	1



	24-Sep	24-Oct	24-Nov	24-Dec	25-Jan	25-Feb	25-Mar	25-Apr	25-May	25-Jun	25-Jul	25-Aug	25-Sep
Commerical C.O.	6	11	2	5	6	5	5	9	8	5	5	6	4
Single Family C.O.	22	16	13	6	16	10	2	1	0	17	12	13	8
Multi-Family C.O.	1	0	0	0	0	0	0	0	0	0	0	0	0

MONTHLY FINANCIAL UPDATE – Sep-25

GENERAL FUND – OVERVIEW OF REVENUE



FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	$222,661.95	Jul-25	$1,980,972.92 **
Aug-24	$336,501.40	Aug-25	$541,245.52
Sep-24	$432,918.26	Sep-25	$651,526.27
Oct-24	$466,885.91	Oct-25	
Nov-24	$1,149,801.31	Nov-25	
Dec-24	$1,990,395.57	Dec-25	
Jan-25	$7,014,179.56	Jan-26	
Feb-25	$5,009,446.18	Feb-26	
Mar-25	$1,059,103.58	Mar-26	
Apr-25	$2,580,427.78	Apr-26	
May-25	$1,130,079.03	May-26	
Jun-25	$4,698,173.00	Jun-26	
Year to Date Other Financing Sources	$ 3,270,993.33	Year to Date Other Financing Sources	$ 40,789.32
YTD *Revenue	$29,361,566.86	YTD *Revenue	$3,214,534.03
% of BUDGET	119%	% of BUDGET	12%
BUDGET	$23,977,380.00	BUDGET	$25,659,464.00
Budgeted Other Financing Sources	$606,889.00	Budgeted Other Financing Sources	$916,628.00
TOTAL	$24,584,269.00	TOTAL	$26,576,092.00

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

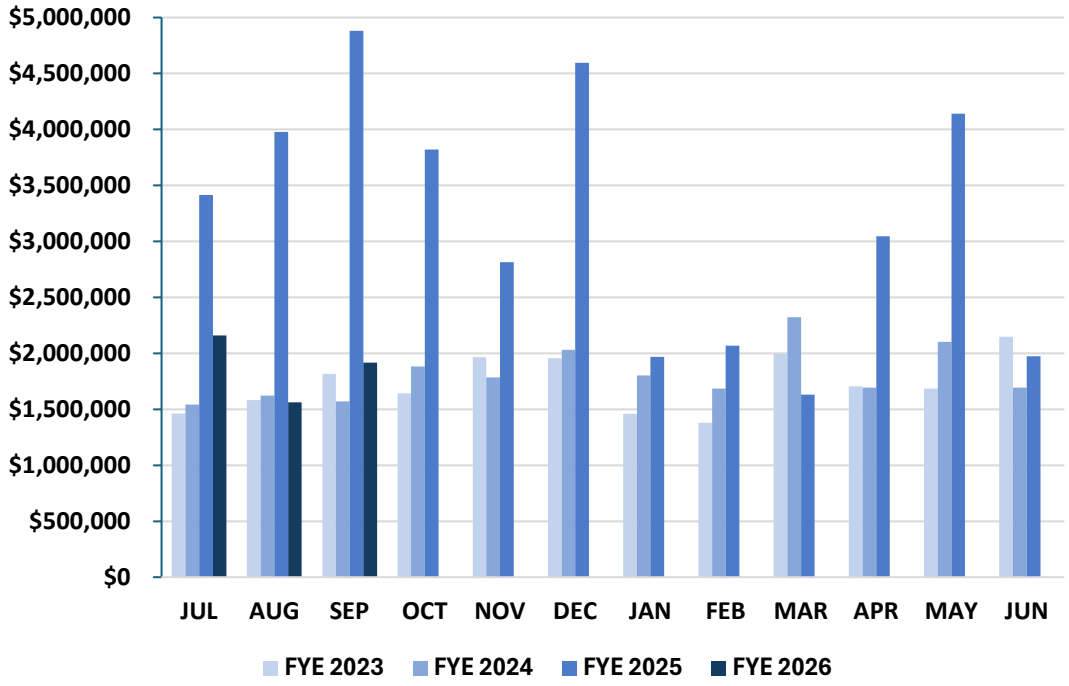
General Fund - Fiscal Year Revenue Comparison
As of September 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*
$992,081.61	*$3,214,534.03*	*$2,222,452.42*	*224% Increase*

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

Other Financing Sources:	*Proceeds on Disposals Capital Assets*	
	Insurance Proceeds	*$ 40,789.32*
	Transfer from Sewer Fund	
	Transfer from Special Revenue	
	Transfer from PW Enterprise Fund	
	Transfer from Capital Projects Fund	
	Year-to-Date Other Financing Sources:	***$ 40,789.32***

GENERAL FUND – OVERVIEW OF EXPENDITURES



FYE 2025	Expenditures	FYE 2026	Expenditures
Jul-24	$3,310,346.64	Jul-25	$2,159,838.96
Aug-24	$3,978,217.31	Aug-25	$1,560,993.30
Sep-24	$4,880,124.85	Sep-25	$1,917,230.19
Oct-24	$3,820,216.84	Oct-25	
Nov-24	$2,813,166.12	Nov-25	
Dec-24	$4,596,143.77	Dec-25	
Jan-25	$1,968,707.18	Jan-26	
Feb-25	$2,067,000.97	Feb-26	
Mar-25	$1,631,431.42	Mar-26	
Apr-25	$3,045,289.51	Apr-26	
May-25	$4,140,984.56	May-26	
Jun-25	$1,975,268.63	Jun-26	
YTD	$38,226,897.80	YTD	$5,638,062.45
% of BUDGET	155%	% of BUDGET	21%
BUDGET	$24,584,269.00	BUDGET	$26,576,092.00

General Fund - Fiscal Year Revenue Comparison
As of September 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*	
$12,168,688.80	*$5,638,062.45*	*(6,530,626.35)*	*-54%*	*Decrease*

Cash on Hand as of September 30, 2025:
$9,292,072.07

GENERAL FUND – OVERVIEW OF DEBT

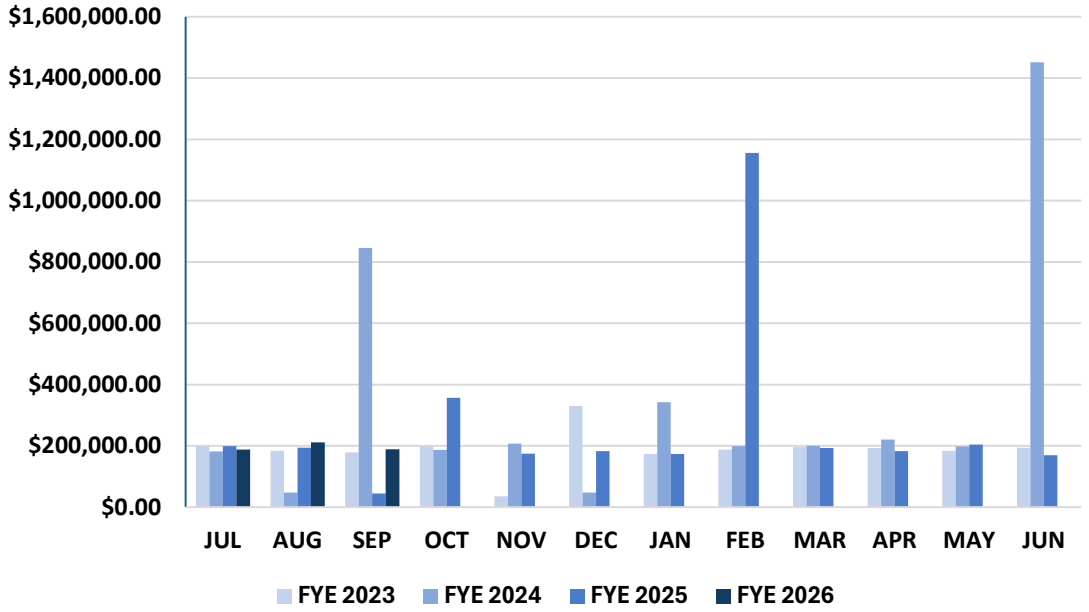
GENERAL OBLICATION BONDS	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2025	Amount Still Due in FYE 2026 (Principal & Interest)
2019 G.O. Bond	4/1/2026	$772,000	$115,000.00	$114,000.00	$4,476.96

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

2021 Installment Purchase Revenue Bond
Monthly Activity

2021 IPRB Details	*Beginning Balance*	*Debt Service Payments (Monthly Installment)*	*Principal/Interest/Construction (Made by US Bank on behalf of City)*	*Ending Balance*
US Bank – Bond Fund	$2,679.55		$8.90	$2,679.55

SEWER FUND – OVERVIEW OF REVENUE†



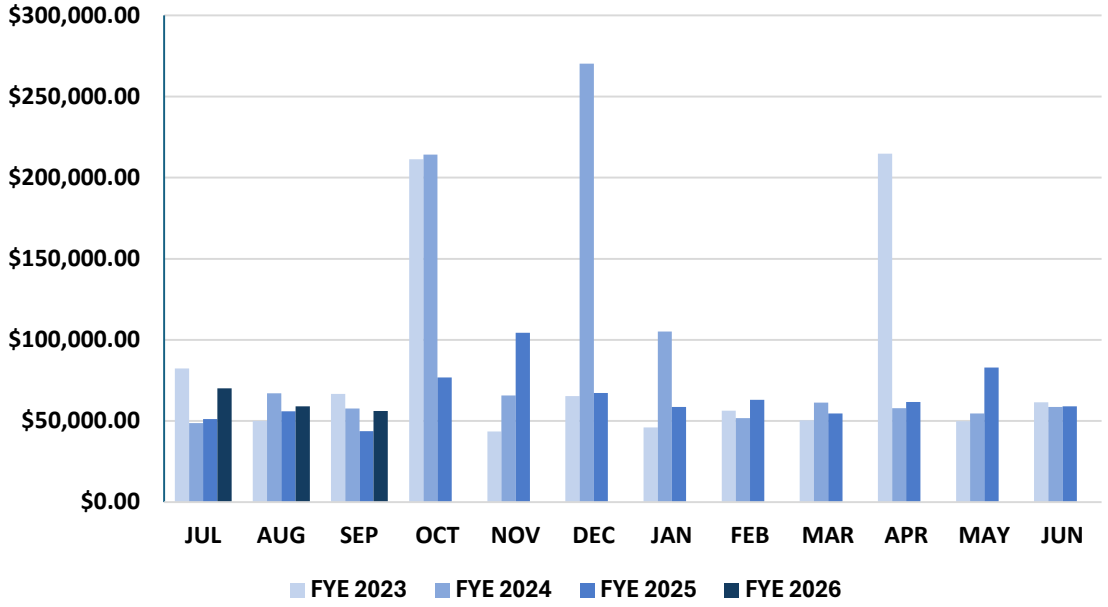
FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	$198,594.09	Jul-25	$188,005.34
Aug-24	$194,142.59	Aug-25	$211,298.65
Sep-24	$44,083.66	Sep-25	$188,680.36
Oct-24	$356,816.26	Oct-25	
Nov-24	$175,678.90	Nov-25	
Dec-24	$182,892.12	Dec-25	
Jan-25	$174,916.72	Jan-26	
Feb-25	$1,155,766.70	Feb-26	
Mar-25	$193,137.64	Mar-26	
Apr-25	$183,034.60	Apr-26	
May-25	$203,977.44	May-26	
Jun-25	$169,517.51	Jun-26	
YTD	**$3,232,558.23**	**YTD**	**$587,984.35**
% of BUDGET	142%	% of BUDGET	26%
BUDGET	**$2,270,000.00**	**BUDGET**	**$2,270,000.00**

† Excludes donated sewer infrastructure

Sewer Fund - Fiscal Year Revenue Comparison
As of September 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*
$436,820.34	*$587,984.35*	*$151,164.01*	*35% Increase*

SEWER FUND – OVERVIEW OF EXPENDITURES†



FYE 2025	Expenditures	FYE 2026	Expenditures
Jul-24	$52,905.53	Jul-25	$70,202.68
Aug-24	$56,042.17	Aug-25	$58,993.87
Sep-24	$43,813.75	Sep-25	$56,190.98
Oct-24	$76,779.00	Oct-25	
Nov-24	$104,441.60	Nov-25	
Dec-24	$67,182.38	Dec-25	
Jan-25	$58,644.73	Jan-26	
Feb-25	$63,151.96	Feb-26	
Mar-25	$54,679.60	Mar-26	
Apr-25	$61,660.99	Apr-26	
May-25	$83,047.32	May-26	
Jun-25	$59,012.73	Jun-26	
YTD	$781,361.76	YTD	$185,387.53
% of BUDGET	62%	% of BUDGET	17%
BUDGET	$1,252,394.00	BUDGET	$1,108,724.00

Cash on Hand as of September 30, 2025:
$1,520,188.48

Sewer Fund - Fiscal Year Expense Comparison
As of September 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*	
$152,761.45	*$185,387.53*	*$32,626.08*	*21%*	*Increase*

SEWER FUND - OVERVIEW OF LIABLILITIES

LIABILITIES*

REVENUE BOND*	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2026	Amount Still Due in FYE 2026 (Principal & Interest)
2016 Revenue Bond	4/1/2037	$10,270,000	$7,070,000.00	$187,053.15	$623,510.50

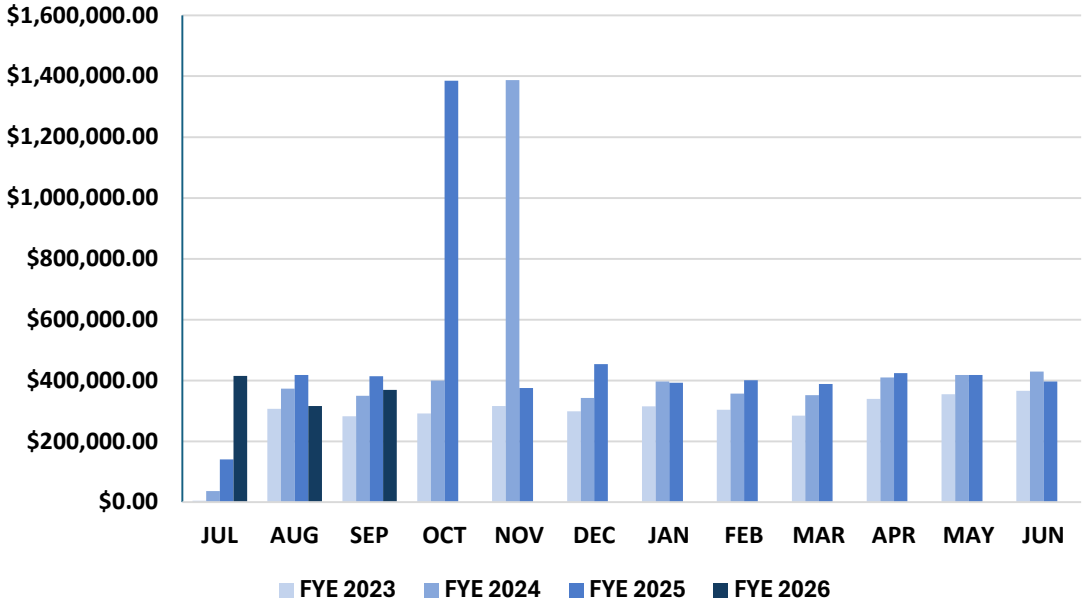
‡ Excludes depreciation expenses

* Not included in expenditure report

2016 Sewer Revenue Bond
Monthly Activity

2016 Sewer Revenue Bond Details	*Beginning Balance*	*Debt Service Payments (Monthly Installment)*	*Principal/Interest/Construction (Made by US Bank on behalf of City)*	*Ending Balance*
US Bank - Debt Service Fund	$349,930.48	$62,351.05	$1,022.40 - Interest	$413,303.90

SPECIAL REVENUE FUND – OVERVIEW OF REVENUE

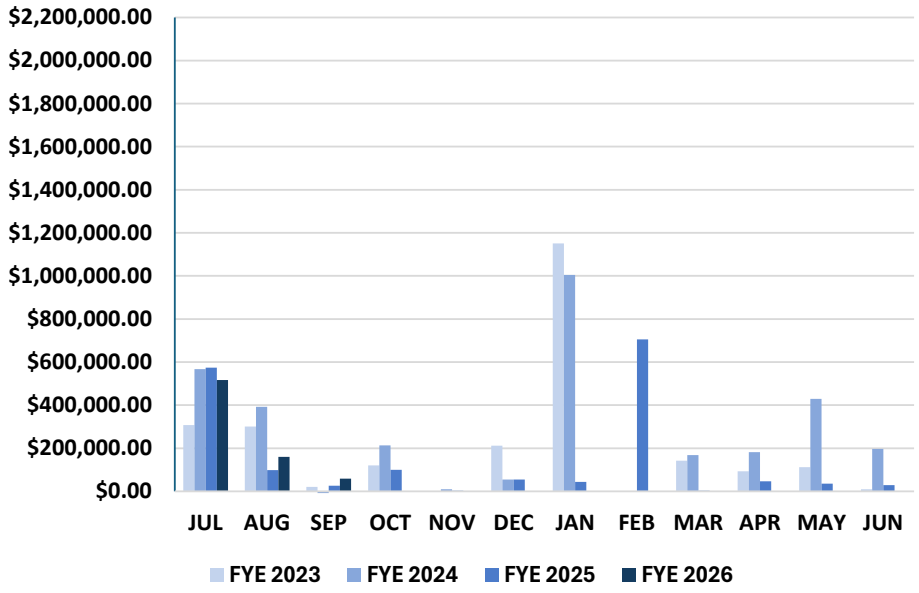


FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	$140,138.36	Jul-25	$415,172.70
Aug-24	$418,166.30	Aug-25	$315,507.86
Sep-24	$413,608.66	Sep-25	$369,329.70
Oct-24	$1,385,483.64	Oct-25	
Nov-24	$430,899.59	Nov-25	
Dec-24	$453,457.87	Dec-25	
Jan-25	$445,882.67	Jan-26	
Feb-25	$400,122.50	Feb-26	
Mar-25	$388,679.63	Mar-26	
Apr-25	$423,951.95	Apr-26	
May-25	$418,126.15	May-26	
Jun-25	$396,245.41	Jun-26	
YTD	$5,714,762.73	YTD	$1,100,010.26
% of BUDGET	143%	% of BUDGET	24%
BUDGET	$4,000,000.00	BUDGET	$4,550,000.00

Special Revenue Fund - Fiscal Year Revenue Comparison
As of September 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*
$971,913.32	*$1,100,010.26*	*$128,096.94*	*13% Increase*

SPECIAL REVENUE FUND – OVERVIEW OF EXPENDITURES



FYE 2025	Expenditure	Transfers	FYE 2026	Expenditure	Transfers
Jul-24	$521,462.58	$0.00	Jul-25	$516,896.50	$0.00
Aug-24	$98,428.24	$0.00	Aug-25	$160,000.00	$0.00
Sep-24	$26,505.74	$0.00	Sep-25	$59,466.00	$0.00
Oct-24	$100,218.06	$0.00	Oct-25		
Nov-24	$2,948.81	$135,330.55	Nov-25		
Dec-24	$55,416.06	$0.00	Dec-25		
Jan-25	$1,061,649.84	$0.00	Jan-26		
Feb-25	$704,932.53	$0.00	Feb-26		
Mar-25	$3,232.56	$944,232.53	Mar-26		
Apr-25	$46,130.04	$485,214.60	Apr-26		
May-25	$35,537.09	$0.00	May-26		
Jun-25	$28,282.19	$557,464.48	Jun-26		
YTD	**$2,684,743.74**	**$2,122,242.16**	YTD	**$736,362.50**	**$0.00**
% of BUDGET	140%	347%	% of BUDGET	30%	0%
BUDGET	**$1,923,228.00**	**$612,377.00**	BUDGET	**$2,430,621.00**	**$650,505.00**

Special Revenue Fund - Fiscal Year Revenue Comparison
As of September 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*
$646,396.56	*$736,362.50*	*$89,965.94*	*14% Increase*

Cash on Hand as of September 30, 2025:
$8,797,042.06

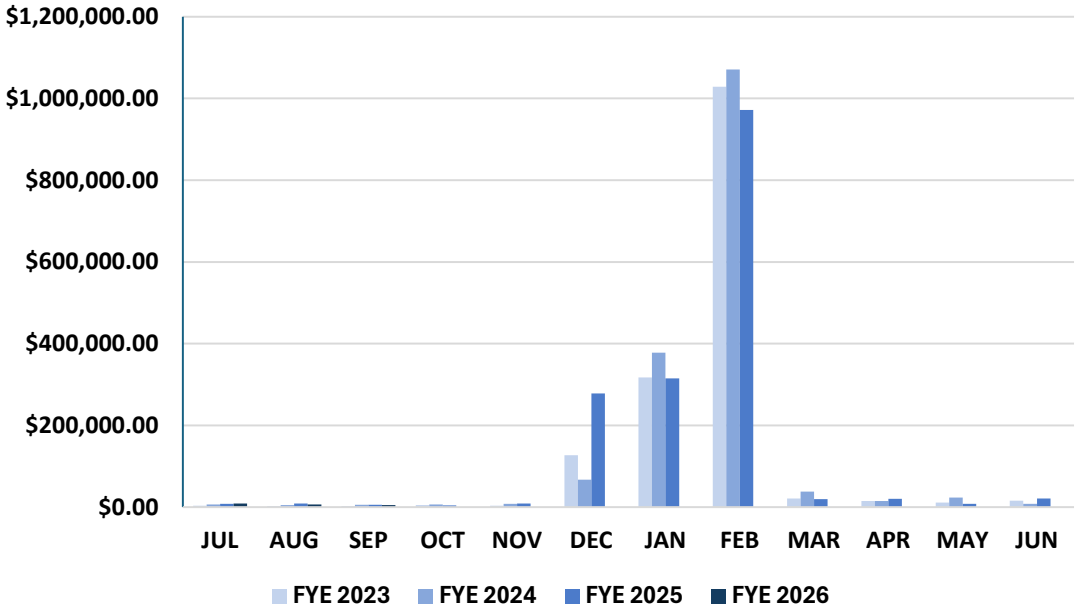
SPECIAL REVENUE - OVERVIEW OF DEBT

H&A TAX REVENUE REFUNDING AND IMPROVEMENT BOND	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2026	Amount Still Due in FYE 2026 (Principal & Interest)
2021 Revenue Bond	6/30/2036	$14,155,000	$11,040,000.00	$320,000.01	$1,066,666.70

2021 H&A Tax Revenue Bond
Monthly Activity

2021 H&A TAX REVENUE BOND Details	*Beginning Balance*	*Debt Service Payments*	*Principal/Interest/Construction* *(Made by US Bank on behalf of City)*	*Ending Balance*
US Bank - Interest Account	$101,635.56	$41,250.00	$275.84 Interest Earned	$143,161.40
US Bank - Principal Account	$561,092.82	$65,416.67	$1,766.22 Interest Earned	$628,275.71
US Bank - Construction Fund	$13,435,982.58		$44,718.18 Interest Earned	$13,480,700.76

PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF REVENUE



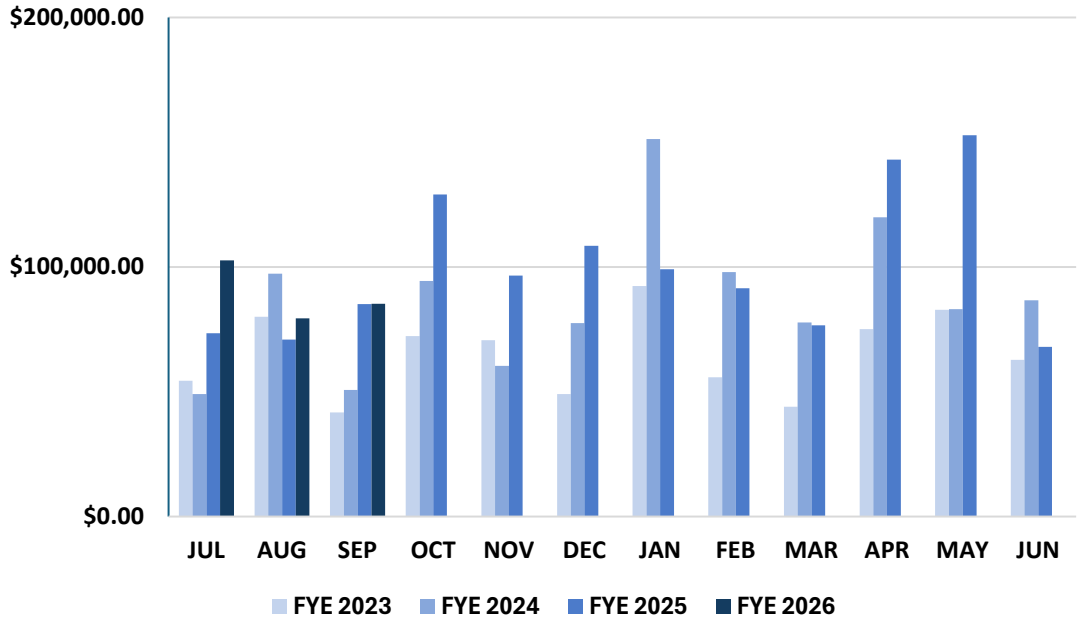
FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	$7,842.47	Jul-25	$9,131.00
Aug-24	$8,723.95	Aug-25	$6,644.75
Sep-24	$6,024.48	Sep-25	$4,976.92
Oct-24	$4,000.76	Oct-25	
Nov-24	$8,795.81	Nov-25	
Dec-24	$278,030.38	Dec-25	
Jan-25	$315,105.55	Jan-26	
Feb-25	$971,890.11	Feb-26	
Mar-25	$19,792.92	Mar-26	
Apr-25	$20,610.36	Apr-26	
May-25	$8,239.63	May-26	
Jun-25	$20,943.04	Jun-26	
YTD	$1,669,999.46	YTD	$20,752.67
% of Budget	105%	% of Budget	1%
Budget	$1,587,000.00	Budget	$1,673,000.00

PW Enterprise Fund - Fiscal Year Revenue Comparison

As of September 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*	
$22,590.90	*$20,752.67*	*($1,838.23)*	*-8%*	*Decrease*

PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF EXPENDITURES



FYE 2025	Expenditures	FYE 2026	Expenditures
Jul-24	$94,630.17	**Jul-25**	$102,639.30
Aug-24	$70,857.56	**Aug-25**	$79,471.49
Sep-24	$85,105.92	**Sep-25**	$85,259.84
Oct-24	$129,009.39	**Oct-25**	
Nov-24	$96,556.16	**Nov-25**	
Dec-24	$108,477.69	**Dec-25**	
Jan-25	$99,134.50	**Jan-26**	
Feb-25	$91,462.83	**Feb-26**	
Mar-25	$76,677.56	**Mar-26**	
Apr-25	$143,078.78	**Apr-26**	
May-25	$152,803.79	**May-26**	
Jun-25	$67,984.71	**Jun-26**	
YTD	**$1,215,779.06**	**YTD**	**$267,370.63**
% of Budget	94%	**% of Budget**	19%
Budget	**$1,287,568.00**	**Budget**	**$1,377,165.00**

PW Enterprise Fund - Fiscal Year Expense Comparison
As of September 2025

FYE – 2025	***FYE – 2026***	***$ Difference***	***% Increase/Decrease***
$250,593.65	*$267,370.63*	*$16,776.98*	*7% Increase*

Cash on Hand as of September 30, 2025:
$1,796,759.51

Department	Purchase Order Number	Purchase Order Date	Vendor	Description	Purchase Order Total	Status
Police Department	1000338	7/2/2025	Dataworks	LiveScan Plus/Hardware	$24,495.00	Open
Sewer	1000339	7/8/2025	Ford of Spartanburg	2025 Ford Pickup Truck	$49,160.00	Complete
Police Department	1000340	7/8/2025	West Chatham Warning	Utility Admin Package	$20,756.76	Complete
Police Department	1000341	7/8/2025	West Chatham Warning	Upfitting for 3 Slick Top	$45,707.29	Open
Police Department	1000342	7/8/2025	Garrett's Discount Golf Cars	EGG25 Valor Golf Carts	$17,671.50	Complete
Police Department	1000343	7/8/2025	Santee Automotive	4 2025 Ford Interceptors	$186,224.00	Complete
Police Department	1000344	7/8/2025	Ford of Spartanburg	2025 Ford Interceptor	$46,022.00	Complete
Public Works	1000345	7/10/2025	The Charles Machine Works	Mini Steer	$64,176.77	Complete
Public Works	1000346	7/11/2025	Enviromental Systems	ArcGIS Desktop Items	$4,744.00	Complete
Public Works	1000347	7/15/2025	Kevin Whitaker	2025 Chevrolet LCF	$62,872.00	Complete
Fire Department	1000348	7/22/2025	Chism Drywall LLC	Replace Ceiling Grid & Tile	$8,700.00	Complete
Rec Deparment	1000349	7/22/2025	Capital One Card Services	Flag Football Sets	$8,363.40	Open
Fire Department	1000350	7/21/2025	M&M Heating & Air	New HVAC System	$21,440.00	Complete
Police Department	1000351	7/28/2025	SC Department of Juvenile	Juvenile Housing	$12,000.00	Open
Rec Deparment	1000352	7/29/2025	GameOn	Custom Cap and Visor	$13,440.87	Complete
Rec Deparment	1000353	7/29/2025	GameOn	G-Fusion Football Jerseys & Pads	$7,821.06	Complete
Rec Deparment	1000354	7/29/2025	GameOn	Cheer Uniform Packages	$3,679.26	Complete
Public Works	1000355	7/29/2025	STI Turf Care Equipment	4520 PRO Model	$30,389.00	Complete
Public Works	1000356	7/29/2025	STI Turf Care Equipment	Mower	$14,075.74	Complete
Public Works	1000357	7/30/2025	D2 Powersports	2025 Polaris Ranger	$19,518.78	Complete
Rec Deparment	1000358	7/30/2025	Ford of Spartanburg	2025 Ford F250 Pickup	$49,124.00	Open
Fire Department	1000359	8/5/2025	Proper International	Boots	$3,143.66	Complete
Rec Deparment	1000360	8/8/2025	Capital One Card Services	Flag Football Sets	$2,416.80	Complete
Fire Department	1000361	8/11/2025	OSI Federal Technologies	Research Tables	$5,251.61	Complete
Public Works	1000362	8/11/2025	Amick Equipment	Sidewinder	$357,049.10	Complete
Fire Department	1000363	8/11/2025	Proper International	Revtac Ripstop Tactical Pant	$7,434.31	Complete
Fire Department	1000364	8/18/2025	Proper International	Uniform	$3,406.92	Complete
Rec Deparment	1000365	8/18/2025	Gameon	Customom Baseball/Softball	$13,091.27	Complete
Public Works	1000366	8/21/2025	Lay of the Land of NC INC	Spreader	$10,790.00	Complete
Police Department	1000367	8/21/2025	Caseguard, Inc	Annual Subscription	$4,545.00	Complete

Department	Purchase Order Number	Purchase Order Date	Vendor	Description	Purchase Order Total	Status
Fire Department	1000368	8/21/2025	Proper International	Uniforms	$3,322.24	Complete
Rec Deparment	1000369	8/26/2025	Capital One Card Services	Volleyball Jerseys	$4,823.00	Complete
Public Works	1000370	8/26/2025	Schaefer Systems Intl	95 Gallon Cart	$15,791.88	Complete
Fire Department	1000371	8/28/2025	Stryker Sales Corp	Lifepak	$2,876.12	Open
Administration	1000372	9/19/2025	Seasoned Tree Care	3 Trees Removed	$12,800.00	Open
Public Works	1000373	9/24/2025	Napa Auto Parts	Napa Tracs Shop Management Program	$5,450.00	Open
Fire Department	1000374	10/2/2025	Seasoned Tree Care	Lifepak	$2,876.12	Open

Preliminary Budget Report (Sept 30th)

Account	Budgeted Expenditures	YTD Expenditures	Encumbrance	Remaining Balance	Percent Remaining
Mayor/Council	$159,396.00	$37,433.20		$121,962.80	77%
Administration					
Administration	$3,820,091.00	$677,156.06		$3,142,934.94	82%
Municipal Complex	-	*$526,479.55*			
Court	$375,180.00	$70,480.93		$304,699.07	81%
Police					
Police	$7,183,915.00	$1,665,569.41	$102,959.05	$5,415,386.54	75%
Dispatch	$845,762.00	$157,877.02		$687,884.98	81%
Fire	$8,552,078.00	$1,984,439.21	$4,843.22	$6,562,795.57	77%
Public Works					
Public Works	$2,274,005.00	$411,295.15	$10,790.00	$1,851,919.85	81%
Sewer	$1,108,724.00	$195,060.98		$913,663.02	82%
Garage	$366,601.00	$59,463.30	$ 5,450.00	$301,687.70	82%
Recreation					
Recreation	$1,910,157.00	$365,584.18		$1,544,572.82	81%
Heritage Park	$1,028,267.00	$289,595.94	$8,363.40	$730,307.66	71%
Amphitheater	$60,640.00	$9,656.21		$50,983.79	84%
Special Revenue	$2,430,621.00	$763,162.50	$61,924.00	$1,605,534.50	66%
PW Enterprise Fund	$1,377,165.00	$267,370.63		$1,109,794.37	81%

CITY ADMINISTRATOR'S REPORT

October 2025

Hurricane Helene Recovery: Staff is scheduled to meet with representatives from FEMA and SCEMD on October 30 to discuss future reimbursements and ongoing projects, including culvert improvements. To date, the city has received a total of $164,443 in reimbursement.

Downtown Revitalization and Streetscape: On October 14, Cotransco reiterated to staff that Phase 1 (Streetscape) plans should be finalized by October and construction bids issued in November. Additionally, on October 24, staff will be meeting with SCDOT to coordinate on the Main Street traffic island removal project and to advance the East Curtis Street pedestrian crossing to Poinsettia Drive.

Emergency Operations Planning: On October 23, staff met with the Greenville County Emergency Management Division to discuss updating the city's emergency operations plan. Staff will be able to provide additional information soon.

Gracely Park: Staff is working with our landscaping vendor to replace dead trees and shrubbery as well as ensure the park's bioretention ponds are functioning properly. All work will be completed under warranty.

MASC IMPACT Grant Application: The City of Simpsonville was not selected for MASC's $100,000 grant for a new trailhead/gateway park.

Municipal Complex: Staff finalized a list of additional directional and identification signs to be installed by our signage vendor. On October 21, an acoustician conducted field measurements in council chambers. In the coming weeks, they will deliver a report to staff with recommended steps to improve the sound quality of the room.

Road Resurfacing: No update from last month.

Swamp Rabbit Trail Phase 2: UGATA is working with staff on funding and planning for a trail route option on the north side of SC 14 from Powderhorn Road to Dennis Waldrop Way.

Sewer Improvements: Public Works staff continues to line pipe in the central business district in advance of future downtown infrastructure work.

Stormwater: Staff is continuing to explore options for stormwater project funding, including the South Carolina Rural Infrastructure Authority's Economic Infrastructure grant program.

Simpsonville Planning Department
Planning & Economic Development Director
Jon Derby

AGENDA ITEM

To: City Council – Committee of the Whole

Meeting Date: 10/28/2025

Agenda Item: O-2025-11, Code of Ordinance, Technical Codes

Subject: Amendments to Article II, Section 8-41 & 8-42

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 discovers areas of the City Code of Ordinance that may need some refinement. In this case, staff has requested changes to the sections listed below.

Section(s)	Amendment	Reason
8-41	To Amend the current procedure for adopting technical codes	To ensure accurate codes and to better align with the State Regulation
8-42	Violations; enforcement	To establish a penalty

Staff Comments

The current procedure for updating Chapter 8 "Buildings and Building Regulations" of the City of Simpsonville Code of Ordinance is to require two readings of an ordinance. These codes are reviewed and updated through legislative action by the State of South Carolina. The City would follow by passing an ordinance that reflected the updates from the state. The ordinance would be brought before council every 3 years to be concurrent with state action.

This proposed ordinance (O-2025-11) would allow the city to adhere to the newest, most current versions of the technical codes adopted by the State without council action.

AN ORDINANCE TO AMEND ARTICLE II (TECHNICAL CODES) OF CHAPTER 8 (BUILDINGS AND BUILDING REGULATIONS) OF THE CITY OF SIMPSONVILLE CODE OF ORDINANCE

WHEREAS, the City of Simpsonville City Council reviews its Ordinances at various times to make necessary improvements and/or changes; and

WHEREAS, the City of Simpsonville desires to amend its existing ordinances to remove the requirement of updating our Building Codes by yearly adoptions. Rather, as allowed by S.C. Code §6-9-60, the City desires to adopt by reference the latest editions of certain nationally recognized codes and the standards referenced in those codes for regulation of construction within the City; and

WHEREAS, the City of Simpsonville will abide and enforce by latest adopted building codes, which the State of South Carolina has mandated by legislation and as posted by the South Carolina Labor, Licensing and Regulation Building Codes Council (www.llr.state.sc.us/POL/BCC.)

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

Section 1. That the code of Ordinances, Chapter 8, Buildings and Building Regulations, Article II, Technical Codes, Sec. 8-41, Adoption of International Building Codes, be amended as follows: [Additions are underlined; deletions are ~~struck through~~.]

ARTICLE II, TECHNICAL CODES

Sec. 8-41 – Adoption of International Building Codes.

(a) There is hereby adopted by reference the following technical codes:

"International Residential Code"
“International Building Code”
“International Property Maintenance Code”
“International Swimming Pool and Spa Code”
“International Plumbing Code”
“International Mechanical Code”
“National Electric Code”
“International Fuel Gas Code”
“International Fire Code”
“International Existing Building Code”

(b) The currently adopted codes enforced in the City of Simpsonville are those, which the State of South Carolina has mandated by legislation and as posted by the South Carolina Labor, licensing and Regulation Building Codes Council (www.llr.sc.gov/BCC/). Those ~~at a~~ certain codes ~~documents which is~~ shall be on file in the office of the city clerk, and being marked and designated as the International Building Codes, ~~2015 is~~ are hereby adopted as the code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one-and two family dwellings, townhouses, commercial and industrial buildings, and providing for the issuance of permits and collection of fees therefore.; ~~and~~ Each and all of the regulations, provisions, conditions and terms of such International Building Codes published by the International Code Council, to include the South Carolina Modifications, on file in the office of the city are hereby referred to, adopted and made part hereof as if fully set out in this section.

(c) The International Building Codes referred to in subsection (a) hereof ~~to~~ shall include the South Carolina Modifications, listed as follows ~~are hereby adopted:~~

(1) Where requesting [NAME OF JURISDICTION] Insert: City of Simpsonville
(2) Where requesting [JURISDICTION TO INSERT HEIGHT IN INCHES] Insert 12" inches *IPMC § Weeds*
(3) Where requesting [DATE] to [DATE] Insert January 1 – December 31 *IPMC § Insect Screens*

~~(1) International Residential Code 2015 Edition. With the following sections revised:~~
~~Section 101.1 Insert: City of Simpsonville~~
~~Section 108.3 Insert: See Fee Schedule~~

~~(2) International Building Code 2015 Edition. With the following sections revised:~~
~~Section 101.1 Insert: City of Simpsonville~~
~~Section 109.2 Insert: See Fee Schedule~~

~~(3) International Property Maintenance Code 2015 Edition. With the following sections revised:~~
~~Section 101.1 Insert: City of Simpsonville~~
~~Section 103.5 Insert: See Fee Schedule~~
~~Sec. 302.3 insert: 12 inches~~
~~Sec. 304.14 insert: January 1 to December 31~~

~~(4) International Swimming Pool and Spa Code 2015 Edition. With the following sections revised:~~

~~Section 101.1 Insert: City of Simpsonville~~
~~Section 105.6.2 Insert: See Fee Schedule~~
~~Section 105.6.3 Insert: See Fee Schedule~~
~~Section 107.4 Insert: Misdemeanor~~
~~Section 107.4 Insert $500~~
~~Section 107.4 Insert: 30~~
~~Section 107.5 Insert: $200; $500~~

~~(5) International Plumbing Code 2015 Edition. With the following sections revised:~~

~~Section 101.1 Insert: City of Simpsonville~~
~~Section 106.62 Insert: See Fee Schedule~~

~~(6) International Mechanical Code 2015 Edition~~

~~Section 101.1 Insert: City of Simpsonville~~
~~Section 106.62 Insert: See Fee Schedule~~

~~(7) National Electric Code (NEC) 2014 Edition~~
~~(8) International Fuel Gas Code 2015 Edition~~
~~(9) International Fire Code 2015 Edition. With the following sections revised:~~

~~Section 101.1 Insert: City of Simpsonville~~
~~Section 109.4 Insert: Misdemeanor; $500.00; 30 days~~
~~Section 111.4 Insert: $100.00; $500.00~~
~~Section 3404.2.9.5.1: Not Adopted; NFPA Standard Applies~~
~~Section 3406.2.4.4: Not Adopted; NFPA Standard Applies~~
~~Section 3204.3.1.1: Second paragraph is not adopted; NFPA Standard Applies~~
~~Section 3804.2: With regard to the parenthetical information that states: "see Section 3 of the Sample Ordinance for Adoption of the International Fire Code on page v," the NFPA Standard Applies~~

~~(10) International Existing Building Code 2015 Edition. With the following sections revised:~~

~~Section 101.1 Insert: City of Simpsonville~~
~~Section 108.2 Insert: See Fee Schedule~~

Sec. 8-42. – Violations; enforcement.

It shall be unlawful for any person to fail or refuse to comply with the provisions of the codes adopted in this section and, in addition to the penalty provisions which set forth in the

codes adopted in this article, shall be deemed guilty of a misdemeanor and shall be punished as provided in Section 1-9.

Section 2. Authorization. The Mayor and the City Administrator, 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 affect 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. Suspension of Conflicting Ordinances, Rules, Orders or Resolutions. All ordinances, rules, orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby suspended for the duration of this ordinance.

Section 5. Savings Clause: Nothing in this ordinance hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as stated in Section 3 of the ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. 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:

_____
Ashley Clark
City Clerk

APPROVED AS TO FORM:

_____
Daniel Hughes
City Attorney

First Reading: November 18, 2025
Second Reading: December 9, 2025

Simpsonville Planning Department
Planning & Economic Development Director
Jon Derby

AGENDA ITEM

To: City Council – Committee of the Whole

Meeting Date: 10/28/2025

Agenda Item: Annexation & Rezone to R-LO

Subject: AXZ-2025-03 Proposed Annexation to property located at 320 Tearose Ln Tax Map# 0296.00-01-088.00

Location: 320 Tearose Ln Tax Map# 0296.00-01-088.00

Applicant/Owner: John B Crawford & Jessica L Hayes

Attachments: ☒Proposed Ordinance ☐Proposed Concept Plan ☐Proposed Statement of Intent ☐Applicant Material ☒Consent Letter ☒Locations Maps ☒Petitions ☐Traffic Study ☐Renderings

Existing Zoning	Requested Zoning	Surrounding Zoning	Extraterritorial Land Use	Size of Property
R-12	R-LO	R-12 – County & R-LO - City	Neighborhood	0.36 +/- Acres

Brief Description of request

The City of Simpsonville has received a signed petition requesting annexation into the City pursuant to South Carolina Code of Laws Section 5-3-150.

The applicant has requested that this parcel be annexed and rezoned from R-12 in the County to R-LO (Residential Low Density) in the City. This parcel is among three other properties within the Rosemont Subdivision that have yet to be annexed into the City. The majority of the neighborhood was annexed into the city in 2005 along with several other properties along HWY 14. The applicant is seeking city services as the reason for the request.

AXZ-2025-03

Location & Site Description

This parcel lies at the end of Tearose Lane within a cul-de-sac. This parcel is currently zoned (R-12) single family, occupied by a single home.

Comprehensive Plan

The City's Comprehensive Plan identifies this parcel and the parcel abutting as "neighborhood" meaning that the City envisioned this area would be developed for residential neighborhood uses. Upon annexation, staff recommends that these tracts of land be officially designated as "Medium-Intensity Neighborhood" on the Simpsonville Future Land Use Map

Zoning District

Per Section 2.3.1 of the Simpsonville Zoning Ordinance: "The R-Lo, Residential—Low Density District is established to promote detached single-family residential development at low densities as the principal use of land within the district. The regulations of this district are intended to discourage any use that would substantially interfere with the development of detached single-family dwellings and that would be detrimental to the quiet residential nature of the district."

Public Hearing Proceeding

A public hearing regarding this petition was conducted on October 7th, 2025, before the body of the Simpsonville Planning Commission. There were no public comments.

Planning Commission Review

The Simpsonville Planning Commission reviewed the request to annex and rezone the property at their October 7th, 2025, meeting. By a vote of 6-0, the Planning Commission recommends an approval of AXZ-2025-03.

Site Improvements

No site improvements as this subdivision was completed around 1992.

AXZ-2025-03

Staff Comments

Staff finds that this requested zoning change is consistent with the continuing vision for this area. Staff is not aware of any aspect of annexing and rezoning this property that would negatively impact the public health, safety, and welfare of neighboring properties

STAFF RECOMMENDATION: *Staff recommends an approval of the requested annexation set forth in Ordinance AXZ-2025-03*

ORDINANCE NO. AXZ-2025-03

AN ORDINANCE TO ADOPT A PETITION FOR ANNEXATION OF LAND AT 320 TEAROSE LANE (TAX MAP# 0296.00-01-088.00) OWNED BY JOHN B CRAWFORD (JTWROS) & JESSICA L HAYES (JTWROS) INTO THE CITY OF SIMPSONVILLE, SOUTH CAROLINA

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Chapter 23 Title 5 provides for the process for municipalities to annex and rezone property; and

WHEREAS, the City of Simpsonville has enacted a Zoning Ordinance which governs amendments to the Official Zoning Map; and

WHEREAS, the hereinafter described property was advertised on June 29, 2025, and the City of Simpsonville Planning Commission held a public hearing on October 7, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, THAT:

1. **ANNEXATION:** The attached Petition for Annexation and Rezoning into the City pursuant to South Carolina Code of Laws Section 5-3-150, wherein the property owners have signed a petition requesting annexation into the City of Simpsonville requesting the annexation of a parcel at 320 Tearose Ln. depicted in the deed contained in Book 2545 on Page 5285, Tax Map # 0296.00-01-088.00, of the official records of the Greenville County Register of Deeds and as depicted in Exhibit "A" & "B", attached hereto, is hereby made a part of this Ordinance and approved and the property described therein is hereby declared to be annexed into the City of Simpsonville.

2. **ZONING CLASSIFICATION:** The Official Zoning Map of the City of Simpsonville is hereby amended to assign the property, as depicted in Exhibit "A" & "B", the zoning classification of R-Lo, Residential Low Density.

3. **FUTURE LAND USE MAP DESIGNATION:** The Future Land Use Map of the City of Simpsonville is hereby amended to assign the depicted in Exhibit "A" & "B" the future land use map designation of Medium Intensity Neighborhood.

4. **PROVISION SEVERAGE:** It is hereby declared to be the intention of the governing authority of this municipality that the sections, subjections, paragraphs, sentences, clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subsection, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.

5. **ORDINANCE SUPERSEDES PREVIOUS INCONSISTENT LEGISLATION:** All Ordinances or parts of Ordinances inconsistent herewith, which may have heretofore been passed by the Simpsonville City Council, are hereby repealed.

6. **DISTRICT ASSIGNMENT:** The within described property shall be assigned to City Council Ward Two (2).

7. **FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the event that the newly annexed area was previously located in a community not participating in the NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

8. **METROPOLITAN SEWER SUBDISTRICT:** It is the intent of City Council that the area described herein to be annexed is currently served by Metropolitan Sewer Subdistrict (hereinafter "Metropolitan"). At the time of the passage of this Ordinance, it is the intent of the City that Metropolitan shall continue to provide sewer service to the annexed area. Therefore, Greenville County shall continue to collect the millage currently assessed by Metropolitan on the annexed area and to remit the same directly to Metropolitan until notified otherwise by the City.

This Ordinance shall be effective upon second and final reading by the City Council.

SIGNATURE OF MAYOR:

_____
Paul Shewmaker

ATTEST:

_____
Ashley Clark
City Clerk

APPROVED AS TO FORM:

_____
Daniel Hughes
City Attorney

First Reading: November 18 2025
Second Reading: December 9, 2025

EXHIBIT "A"

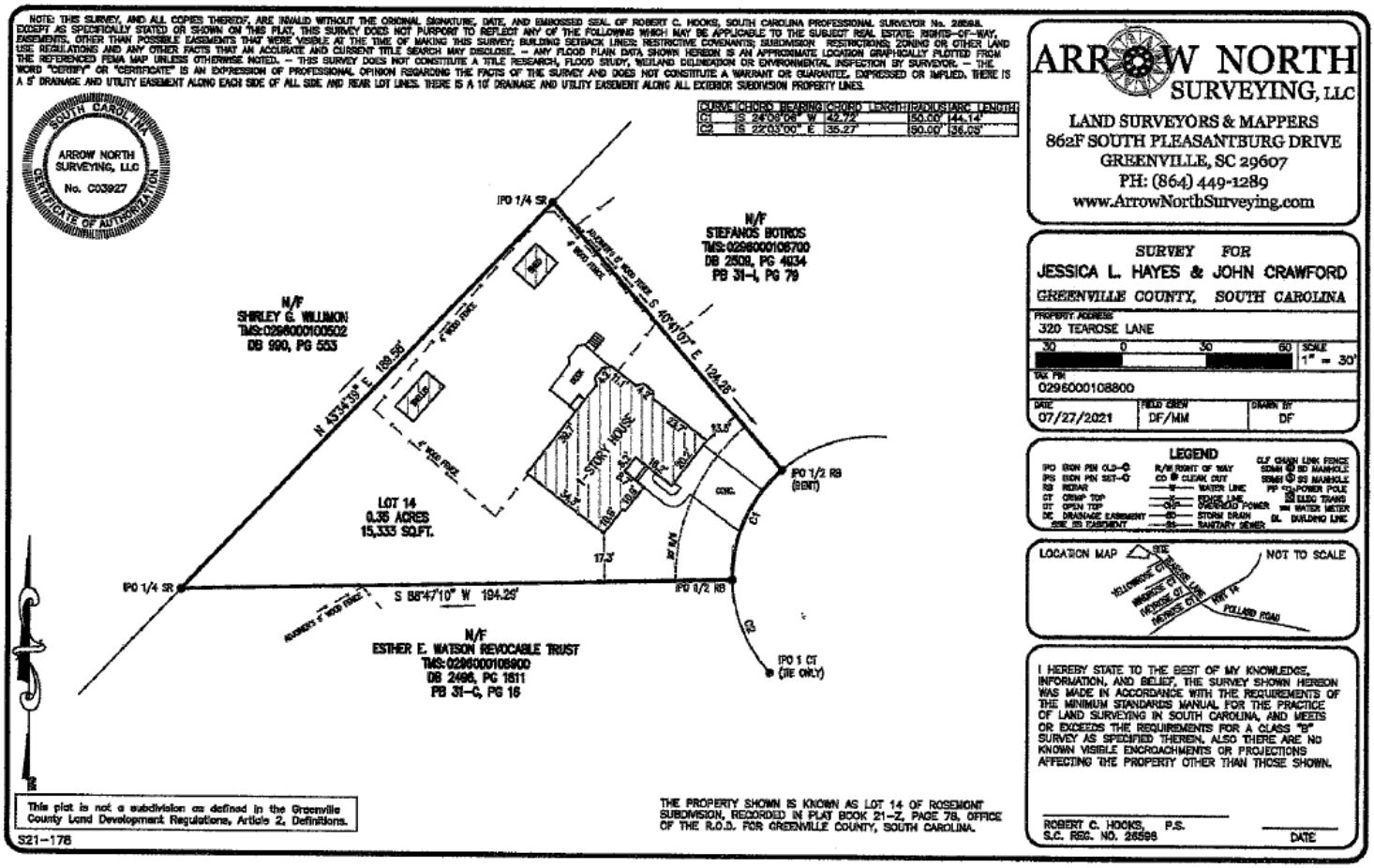

NOTE: THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF ROBERT C. HOOKS, SOUTH CAROLINA PROFESSIONAL SURVEYOR No. 26598.
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL SIDE AND REAR LOT LINES. THERE IS A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR SUBDIVISION PROPERTY LINES.
SOUTH CAROLINA
ARROW NORTH SURVEYING, LLC
No. C03927
CERTIFICATE OF AUTHORIZATION
CURVE CHORD BEARING CHORD LENGTH RADIUS ARC LENGTH
C1 S 24°09'08" W 42.72' 150.00' 144.14'
C2 S 22°03'00" E 35.27' 150.00' 136.05'
IPO 1/4 SR
N/F
STEFANOS BOTROS
TMS: 0296000105700
DB 2509, PG 4034
PB 31-I, PG 79
N/F
SHIRLEY G. WILLIMON
TMS: 0296000100502
DB 990, PG 553
N 45°34'39" E 199.58'
S 40°41'07" E 124.08'
1-STORY HOUSE
LOT 14
0.35 ACRES
15,333 SQ.FT.
IPO 1/2 RB
(BENT)
IPO 1/4 SR
S 88°47'10" W 194.25'
IPO 1/2 RB
N/F
ESTHER E. WATSON REVOCABLE TRUST
TMS: 0296000106900
DB 2498, PG 1611
PB 31-C, PG 16
IPO 1 CT
(TIE ONLY)
ARROW NORTH SURVEYING, LLC
LAND SURVEYORS & MAPPERS
862F SOUTH PLEASANTBURG DRIVE
GREENVILLE, SC 29607
PH: (864) 449-1289
www.ArrowNorthSurveying.com
SURVEY FOR
JESSICA L. HAYES & JOHN CRAWFORD
GREENVILLE COUNTY, SOUTH CAROLINA
PROPERTY ADDRESS
320 TEAROSE LANE
SCALE 1" = 30'
TAX PIN
0296000108800
DATE 07/27/2021
FIELD CREW DF/MM
DRAWN BY DF
LEGEND
LOCATION MAP
NOT TO SCALE
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "S" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.
ROBERT C. HOOKS, P.S.
S.C. REG. NO. 26598
DATE
This plat is not a subdivision as defined in the Greenville County Land Development Regulations, Article 2, Definitions.
THE PROPERTY SHOWN IS KNOWN AS LOT 14 OF ROSEMONT SUBDIVISION, RECORDED IN PLAT BOOK 21-Z, PAGE 78, OFFICE OF THE R.O.D. FOR GREENVILLE COUNTY, SOUTH CAROLINA.
S21-178

EXHIBIT "B"

AXZ-2025-03 320 Tearose Ln. Annex/Rezoning to R-LO



July 8, 2025

1:1,600

0 75 150 300 ft

0 20 40 80 m

Legend

Subject Property

Parcels

Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

CITY OF SIMPSONVILLE
ANNEXATION APPLICATION

SITE/PROPERTY LOCATION:

Property Address: 320 TEAROSE LANE Tax Map Number: 0296000108800

APPLICANT: JOHN B. CRAWFORD

Mailing Address: 320 TEAROSE LANE City, State, Zip: SIMPSONVILLE, SC 29681

Phone Number: 864-498-3582 E-mail Address: BCRAWFORD@MAUNCONSTRUCTION.COM

PROPERTY OWNER (if different from Applicant): _____

Mailing Address: _____ City, State, Zip: _____

Phone Number: _____ E-mail Address: _____

	Current	*Requested*
Zoning District:	GREENVILLE COUNTY	CITY OF SIMPSONVILLE
"Future Land Use Map" Designation:	_____	_____

Project Description (be specific): _____

No. of Parcels: 1 Acreage of Parcel(s): 1/2

Submittal Checklist*:
- ☑ Consent Letter from Property Owner (if application is not signed by property owner)
- ☑ Cover Letter explaining your request in detail
- ☑ Survey/Boundary Map – 1 printed copy/1 PDF copy

*Staff reserves the right to request additional information and/or materials as necessary

The undersigned property owner/applicant does hereby petition and urge the City of Simpsonville to annex and incorporate into the City limits of the City of Simpsonville all that property of the petitioner as indicated in this application and as show on the attached survey/boundary map. The petitioner does further respectfully request that the City annex and incorporate this land into the City under the zoning classification indicated in this application.

I do hereby certify as property owner/authorized agent that the information shown on this application and any attached forms and/or plans is correct.

Signature	Printed Name	Date
	JOHN B. CRAWFORD	3-7-25

FOR CITY STAFF USE ONLY

Date Received: 3/7/25 By: _____ Docket #: _____ Zoning District: R-LO

Comments: PC PC Review: _____ CC Review: _____

☐ **APPROVED** (☐ with conditions) ☐ **DENIED**

118 Northeast Main Street • Simpsonville, SC 29681
Ph. (864) 967-9526 • Fax (864) 967-9530

320 Tearose Lane
Simpsonville, SC 29681
bcrawford@mavinconstruction.com
864-498-3582
03/07/2024

Simpsonville City Council

Subject: Request for Annexation into the City of Simpsonville

Dear Simpsonville City Council Members,

My name is John Crawford, and my wife Jessica Hayes and I are a resident of Rosemont located at 320 Tearose Lane, Simpsonville, SC 29681. I am writing on behalf of my household in our 51-house neighborhood that remain outside the city limits of Simpsonville, despite the majority of our community being part of the city (47 out of 51 homes are located in the city).

Our current status as part of Greenville County rather than the City of Simpsonville has led to significant challenges and inconsistencies in accessing essential services such as trash collection, yard waste removal, and other municipal benefits that our neighbors enjoy. This fragmented situation not only causes inconvenience but also creates disparities within our close-knit community.

We respectfully request that the City Council consider annexing our properties into the City of Simpsonville. We believe that inclusion within the city limits would enhance our quality of life and allow us to fully participate in and contribute to the community. Moreover, we are eager to comply with any necessary steps or requirements to facilitate this annexation process.

We greatly appreciate your attention to this matter and look forward to the opportunity to become full members of the Simpsonville community. Please let us know if there is a formal petition process or additional information required to move forward.

Thank you for considering our request. We look forward to your response.

Sincerely,
John Crawford and Jessica Hayes

AXZ-2025-03 320 Tearose Ln. Annex/Rezoning to R-LO



July 8, 2025

1:1,600

0 75 150 300 ft

0 20 40 80 m

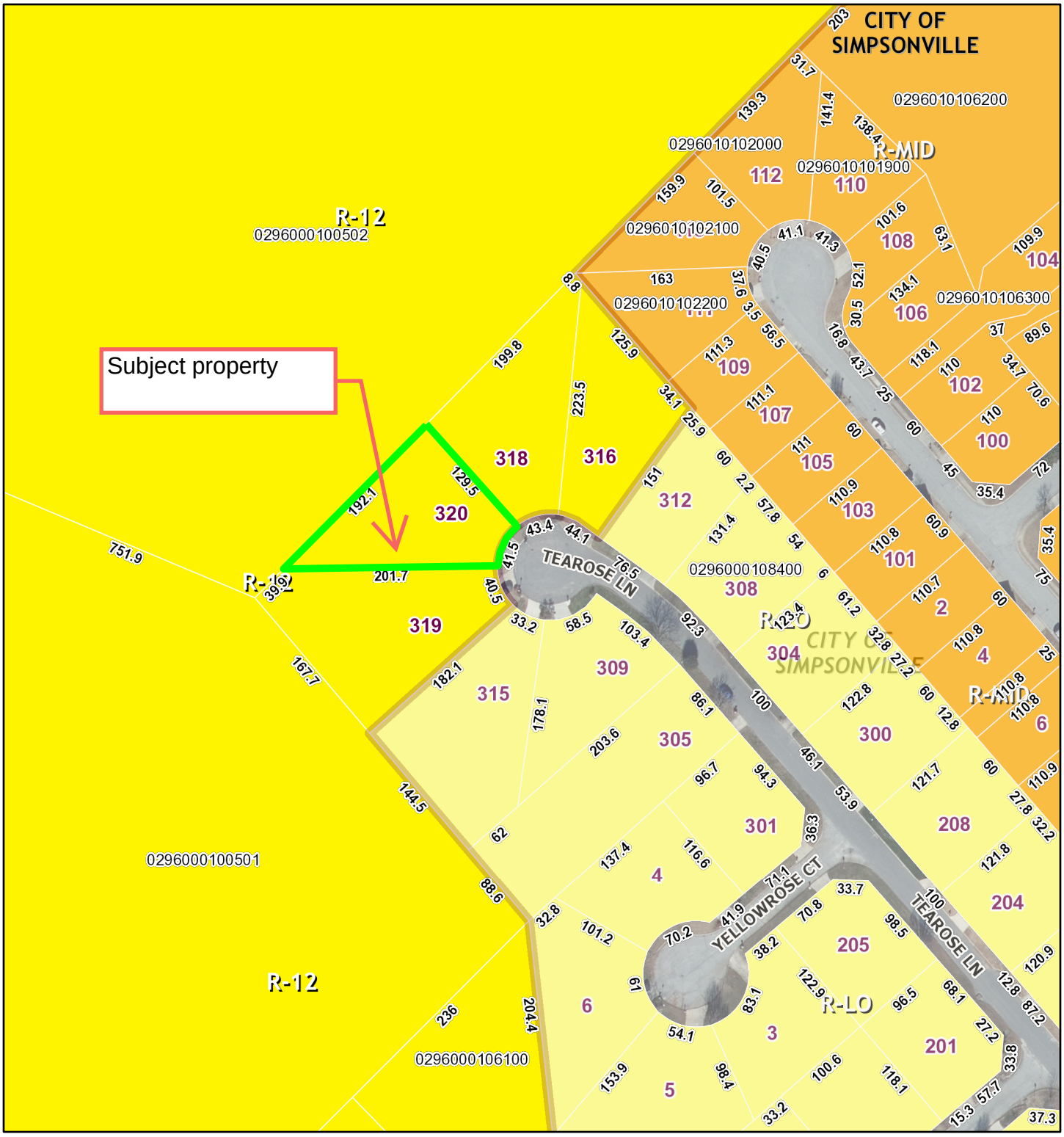
Legend

- Subject Property
- Parcels

Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are

AXZ-2025-03 320 Tearose Ln. Annex/Rezoning to R-LO



July 8, 2025

1:1,600

0 75 150 300 ft

0 20 40 80 m

Legend

- Subject Property
- Parcels

Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are

Simpsonville Planning Department
Planning & Economic Development Director
Jon Derby

AGENDA ITEM

To: City Council – Committee of the Whole

Meeting Date: 10/28/2025

Agenda Item: Annexation & Rezone to R-Mid

Subject: AXZ-2025-04 Proposed Annexation to property located at W. Georgia RD, Toney Property

Location: W. Georgia Rd Tax Map# 0574.05-01-002.06

Applicant/Owner: Ron Clyde Realty, LLC & Chris Toney

Attachments: ☒Proposed Ordinance ☒Proposed Concept Plan ☐Proposed Statement of Intent ☒Applicant Material ☒Consent Letter ☒Locations Maps ☐Petitions ☒Traffic Study ☐Renderings

Existing Zoning	Requested Zoning	Surrounding Zoning	Extraterritorial Land Use	Size of Property
RS	R-Mid	R-15, R-12, R-S – County / B-G - City	Activity Area / Neighborhood	31.1 +/- Acres

Brief Description of request

The City of Simpsonville has received a signed petition requesting annexation into the City pursuant to South Carolina Code of Laws Section 5-3-150.

The applicant has requested that these tracts of land be annexed and rezoned from R-S in the County to R-Mid (Residential Medium Density) in the City. The applicant is seeking to bring this tax map parcel into the City, with the intent for the larger tract to be developed for single family use at this time.

AXZ-2025-04

Location & Site Description

This request consist of 4 separate lots, which has been subdivided over the years, under one tax parcel number. The larger tract (Parcel A) consist of 25+/- acres of partial wooded and open farmland. Parcel A is split by a creek and surrounded on three sides by the River Shoals Subdivision. Tract B is physically contiguous with the City boundaries and is approximately 4.32 acres. The remainder 2 tracts are left over strips of land from the prior plat subdivisions consisting of 0.41 acres. The applicant has expressed development interest with Parcel A at this time for a single-family residential development.

Comprehensive Plan

The City's Comprehensive Plan identifies the area south of W. Georgia Rd as "Activity Area" with the norther portion (Parcel A) as "Neighborhood". Meaning that the city envisioned this area, along the southern portion of W. Georgia Rd to be developed as commercial, with the north portion (Parcel A) being developed as residential. Upon annexation, staff recommends that these tracts of land be officially designated as "Medium Intensity Neighborhood" on the Simpsonville Future Land Use Map.

Zoning District

Per Section 2.4.1 of the Simpsonville Zoning Ordinance: "The R-Mid, Residential Medium Density District is established to promote residential development at medium densities as the principal use of land within the district. Appropriate land use includes both detached and attached single-family residential dwellings. The establishment of this district is intended to meet the diverse housing needs of City residents while the regulations are intended discourage any use that would be detrimental to the quiet residential nature of the district.

Public Hearing Proceeding

A public hearing regarding this petition was conducted on October 7th, 2025, before the body of the Simpsonville Planning Commission. Public comment portion brought questions and concerns regarding sewer capacity, potential for traffic impact, and inquiring if the roads should be deemed private. Other comments were discussed regarding the current and proposed amount of ROW (Rights-of-ways) along W. Georgia Rd. The applicant/owner spoke regarding the request and provided the history of the property and location.

AXZ-2025-04

Planning Commission Review

The Simpsonville Planning Commission reviewed the request to annex and rezone the property at their October 7th, 2025, meeting. By a vote of 6-0, the Planning Commission recommends approval of AXZ-2025-04.

Site Improvements

The applicant and their team have engaged with a traffic engineer to conduct a traffic study along W. Georgia Rd. (Attached) It is suggested that a left turn lane into the development along W. Georgia Rd. be installed for eastbound (Traffic heading towards the city) traffic.

Staff Comments

Staff is of the opinion, that the proposed layout and density is consistent with the surrounding developments. Any proposed development will adhere to SCDOT traffic improvement requirements.

STAFF RECOMMENDATION: *Staff recommends approval of the requested annexation set forth in Ordinance AXZ-2025-04*

ORDINANCE NO. AXZ-2025-04

AN ORDINANCE TO ADOPT A PETITION FOR ANNEXATION OF LAND ON W. GEORGIA RD (TAX MAP# 0574.05-01-002.06) OWNED BY TONEY SARAH ANN SPILLERS INTO THE CITY OF SIMPSONVILLE, SOUTH CAROLINA

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Chapter 23 Title 5 provides for the process for municipalities to annex and rezone property; and

WHEREAS, the City of Simpsonville has enacted a Zoning Ordinance which governs amendments to the Official Zoning Map; and

WHEREAS, the hereinafter described property was advertised on September 7, 2025, and the City of Simpsonville Planning Commission held a public hearing on October 7, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, THAT:

1. **ANNEXATION:** The attached Petition for Annexation and Rezoning into the City pursuant to South Carolina Code of Laws Section 5-3-150, wherein the property owners have signed a petition requesting annexation into the City of Simpsonville requesting the annexation of a parcel at w. Georgia Rd. depicted in the deed contained in Book 1705 on Page 121, Tax Map # 0574.05-01-002.06, of the official records of the Greenville County Register of Deeds and as depicted in Exhibit "A" & "B", attached hereto, is hereby made a part of this Ordinance and approved and the property described therein is hereby declared to be annexed into the City of Simpsonville.

2. **ZONING CLASSIFICATION:** The Official Zoning Map of the City of Simpsonville is hereby amended to assign the property, as depicted in Exhibit "A" & "B", the zoning classification of R-Mid, Residential Medium Density.

3. **FUTURE LAND USE MAP DESIGNATION:** The Future Land Use Map of the City of Simpsonville is hereby amended to assign the depicted in Exhibit "A" & "B" the future land use map designation of Medium Intensity Neighborhood.

4. **PROVISION SEVERAGE:** It is hereby declared to be the intention of the governing authority of this municipality that the sections, subjections, paragraphs, sentences, clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subsection, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.

5. **ORDINANCE SUPERSEDES PREVIOUS INCONSISTENT LEGISLATION:** All Ordinances or parts of Ordinances inconsistent herewith, which may have heretofore been passed by the Simpsonville City Council, are hereby repealed.

6. **DISTRICT ASSIGNMENT:** The within described property shall be assigned to City Council Ward Three (3).

7. **FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the event that the newly annexed area was previously located in a community not participating in the NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

8. **METROPOLITAN SEWER SUBDISTRICT:** It is the intent of City Council that the area described herein to be annexed is currently served by Metropolitan Sewer Subdistrict (hereinafter "Metropolitan"). At the time of the passage of this Ordinance, it is the intent of the City that Metropolitan shall continue to provide sewer service to the annexed area. Therefore, Greenville County shall continue to collect the millage currently assessed by Metropolitan on the annexed area and to remit the same directly to Metropolitan until notified otherwise by the City.

This Ordinance shall be effective upon second and final reading by the City Council.

SIGNATURE OF MAYOR:

_____
Paul Shewmaker

ATTEST:

_____
Ashley Clark
City Clerk

APPROVED AS TO FORM:

_____
Daniel Hughes
City Attorney

First Reading: November 18 2025
Second Reading: December 9, 2025

EXHIBIT "A"

AXZ-2025-04 Proposed Annexation/Rezone. W. Georgia Rd



September 29, 2025

1:4,800

0 225 450 900 ft

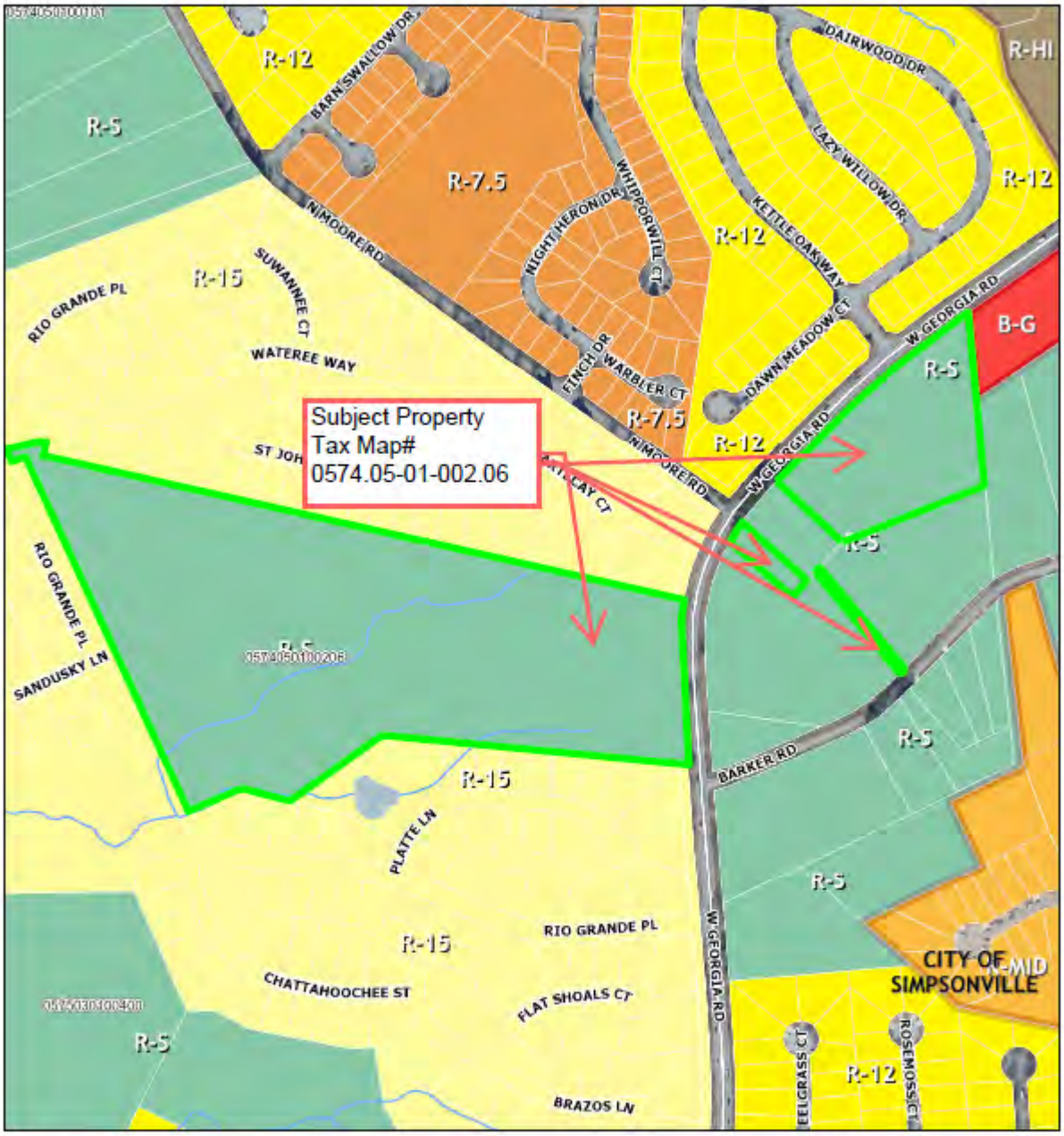
0 65 130 260 m

Legend
Subject Property
Parcels

Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

EXHIBIT "B"

AXZ-2025-04 Proposed Annexation/Rezone. W. Georgia Rd



September 29, 2025

1:4,800

0 225 450 900 ft

0 65 130 260 m

Legend
Subject Property
Parcels

Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division



SITE DATA:

TMS: 0574050100206
CURRENT ZONING: GREENVILLE COUNRTY R-S
PROPOSED ZONING: CITY OF SIMPSONVILLE R-MID
ACREAGE: 25.2 ACRES
MAX DENSITY: 6 UNITS / ACRE
PROPOSED DENSITY: 2.26 UNITS / ACRE
PROPOSED LOTS: (57) 65' x 140' DETACHED SINGLE FAMILY LOTS
SETBACKS:

FRONT:	20'
SIDE:	5'
REAR:	10'
STREET:	40' (W GEORGIA ROAD)

0' 60' 120'

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

SEAMONWHITESIDE

TONEY FARMS | CONCEPT LAYOUT

TOLL BROTHERS
CITY OF SIMPSONVILLE, SOUTH CAROLINA
2025.09.30

Ron Clyde, GRI BIC
www.ClydeRealty.com
Clyde Realty, LLC
PO Box 1171
700 NE Main Street
Simpsonville, SC 29681
&
100 North Main Street, Suite B
Woodruff, SC 29388
(864) 979-8852
(864) 517-5577 Cell
1-866-418-8519 toll free fax
e-mail: RonClyde@ClydeRealty.com

Cover Letter
28 Jul 2025
RE: Annexing and Rezone - West Georgia Rd Site

GEORGIA ROAD – TONEY PROPERTY
5 +/- Acres on the East Side & Adjacent to 1453 GEORGIA RD &
25+/- Acres on the West Side of Georgia Road,
All Together Shown as
Greenville County, SC TMS 0574050100206
SIMPSONVILLE, SOUTH CAROLINA 29680

Owner respectfully requests annexation into the City of Simpsonville and Rezoning the property from Greenville County R/S to City of Simpsonville R-Mid District.
Owner intends to offer a portion of the site for sale as two separate parcels, either together or as separate parcels as illustrated in the following pages, but the entire site will be rezoned as City of Simpsonville R-Mid District. Parcel #1 may be purchased as a “stand alone” parcel and bought for as few as one single family residential unit but will be rezoned into the City of Simpsonville as R-Mid District so that the entire parcel shown as TMS 0574050100206 may be brought into the city. Parcel #2 has generated substantial interest from various developers and home builders as a single-family residential development. Note that it is not the intent of the owner to offer the entire 31.1 acre site, instead to offer for sale only the portions of that site illustrated as “Parcel #1” and “Parcel #2” and to retain the small triangles located beside TMS 0574050100600.

Tax Map of the Site as a Whole



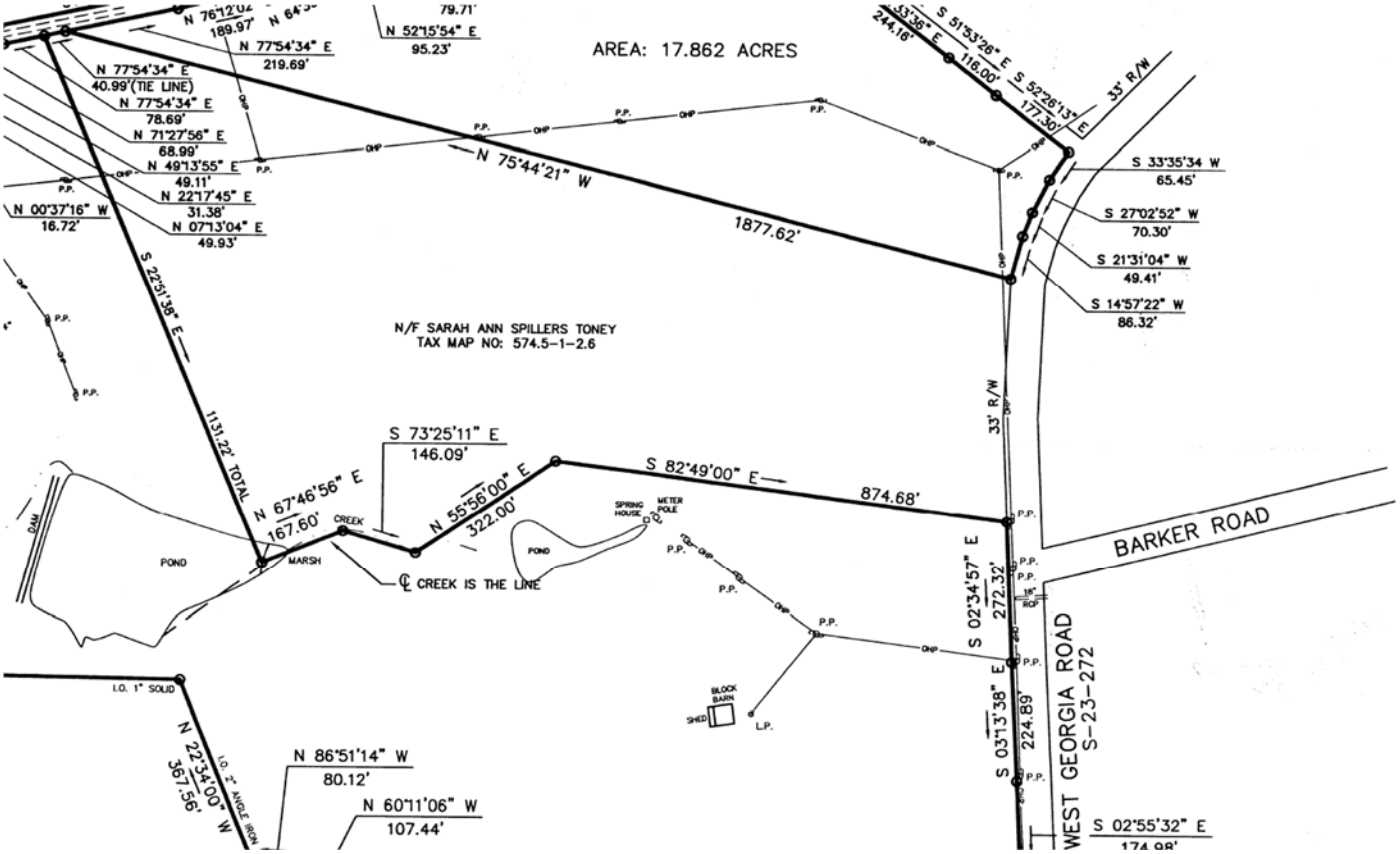
“Parcel #1” Sketch with Estimated Area



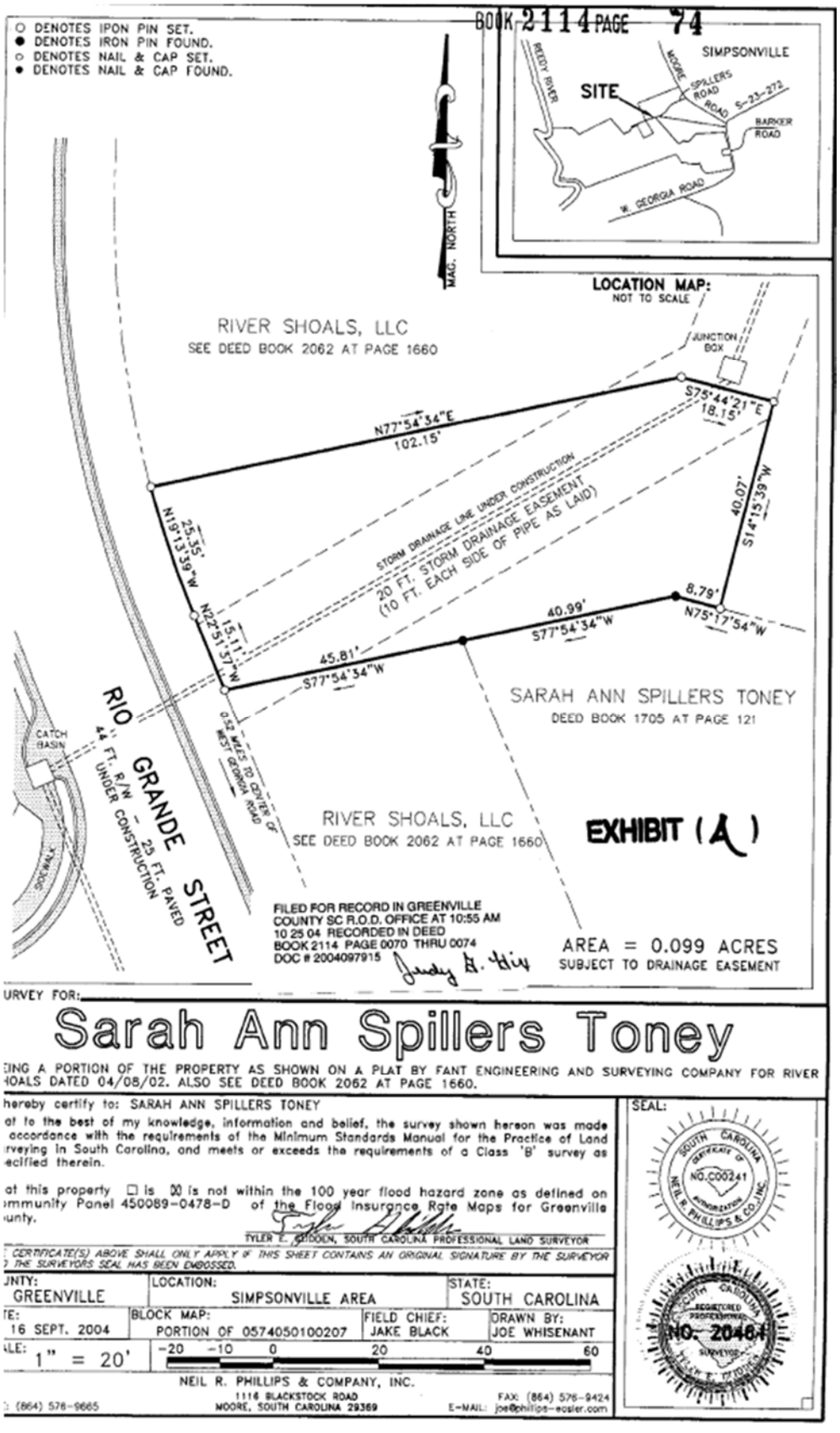
“Parcel #2” Sketch with Estimated Area



Part Of
“Parcel #2” Boundary Survey from Plat Book 47-9 @ 26-B



Part Of
"Parcel #2" Boundary Survey from Plat Book 2114 @ 74



URVEY FOR:

Sarah Ann Spillers Toney

ING A PORTION OF THE PROPERTY AS SHOWN ON A PLAT BY FANT ENGINEERING AND SURVEYING COMPANY FOR RIVER IOALS DATED 04/08/02. ALSO SEE DEED BOOK 2062 AT PAGE 1660.

hereby certify to: SARAH ANN SPILLERS TONEY

at to the best of my knowledge, information and belief, the survey shown hereon was made accordance with the requirements of the Minimum Standards Manual for the Practice of Land rveying in South Carolina, and meets or exceeds the requirements of a Class 'B' survey as ecified therein.

at this property ☐ is ☒ is not within the 100 year flood hazard zone as defined on mmunity Panel 450089-0478-D of the Flood Insurance Rate Maps for Greenville unty.

TYLER E. GIDDEN, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

CERTIFICATE(S) ABOVE SHALL ONLY APPLY IF THIS SHEET CONTAINS AN ORIGINAL SIGNATURE BY THE SURVEYOR THE SURVEYORS SEAL HAS BEEN EMBOSSED.

SEAL:

UNTY:	LOCATION:	STATE:
GREENVILLE	SIMPSONVILLE AREA	SOUTH CAROLINA

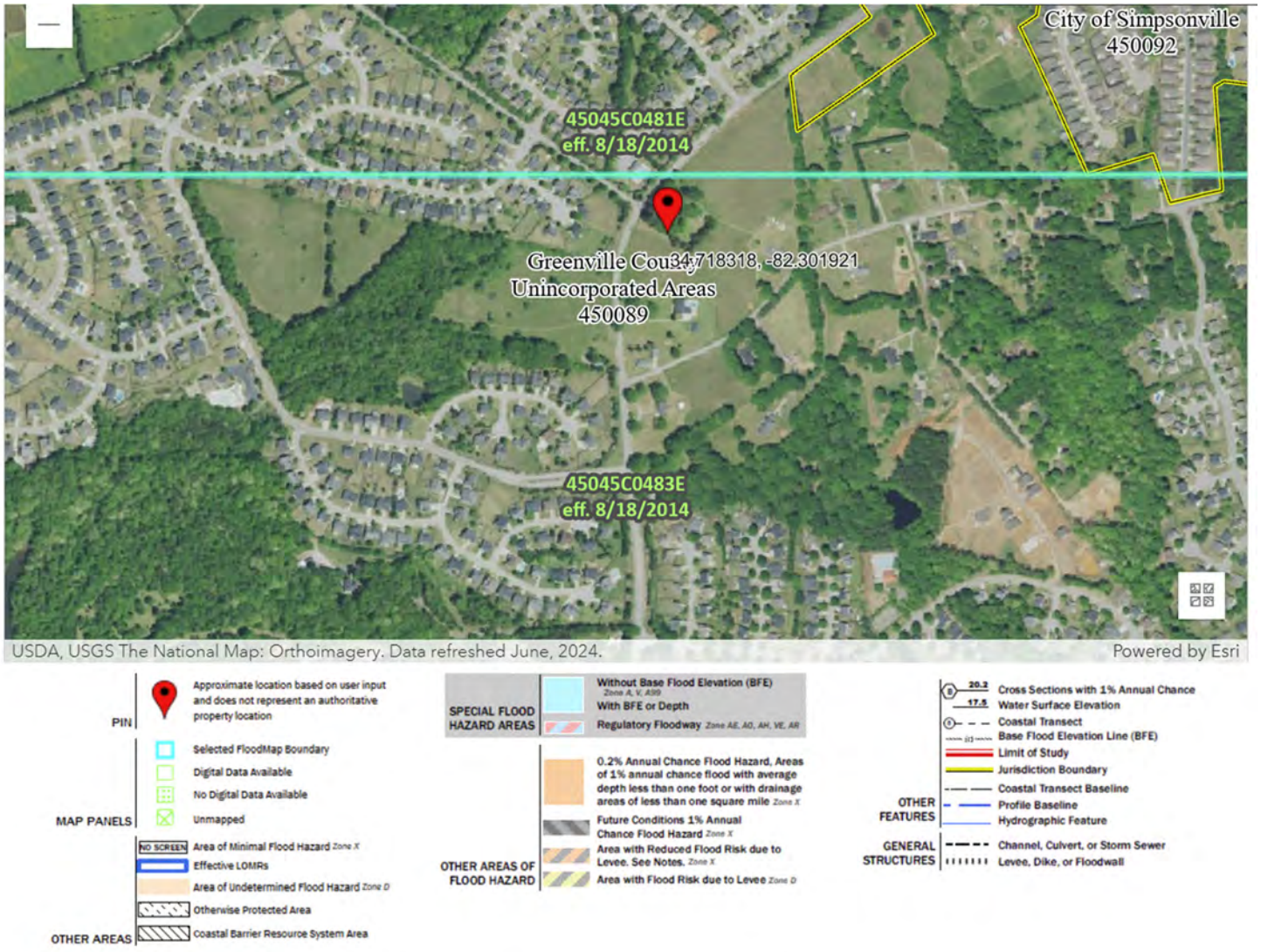
TE:	BLOCK MAP:	FIELD CHIEF:	DRAWN BY:
16 SEPT. 2004	PORTION OF 0574050100207	JAKE BLACK	JOE WHISENANT

ALE: 1" = 20'

-20 -10 0 20 40 60

NEIL R. PHILLIPS & COMPANY, INC.
1116 BLACKSTOCK ROAD
MOORE, SOUTH CAROLINA 29369
: (864) 576-9665
FAX: (864) 576-9424
E-MAIL: joe@phillips-easler.com

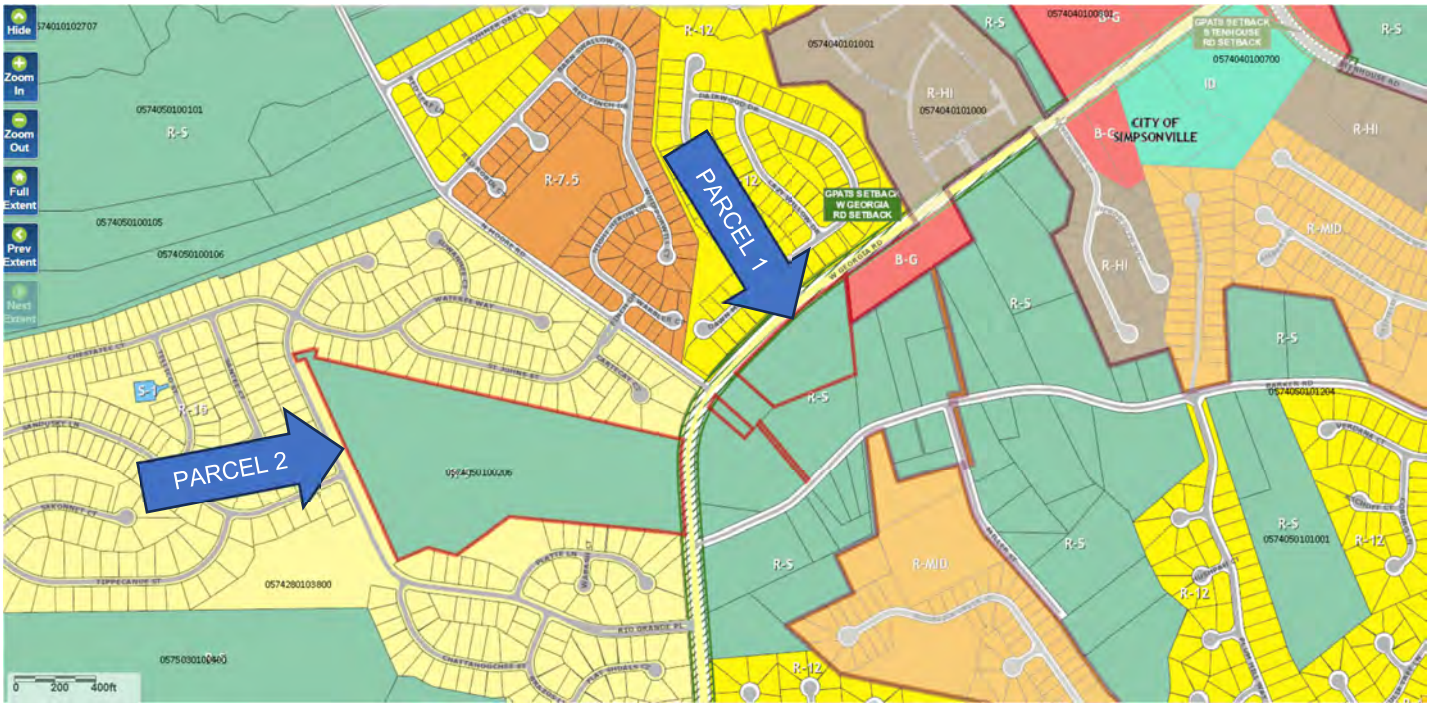
Floodplain Map



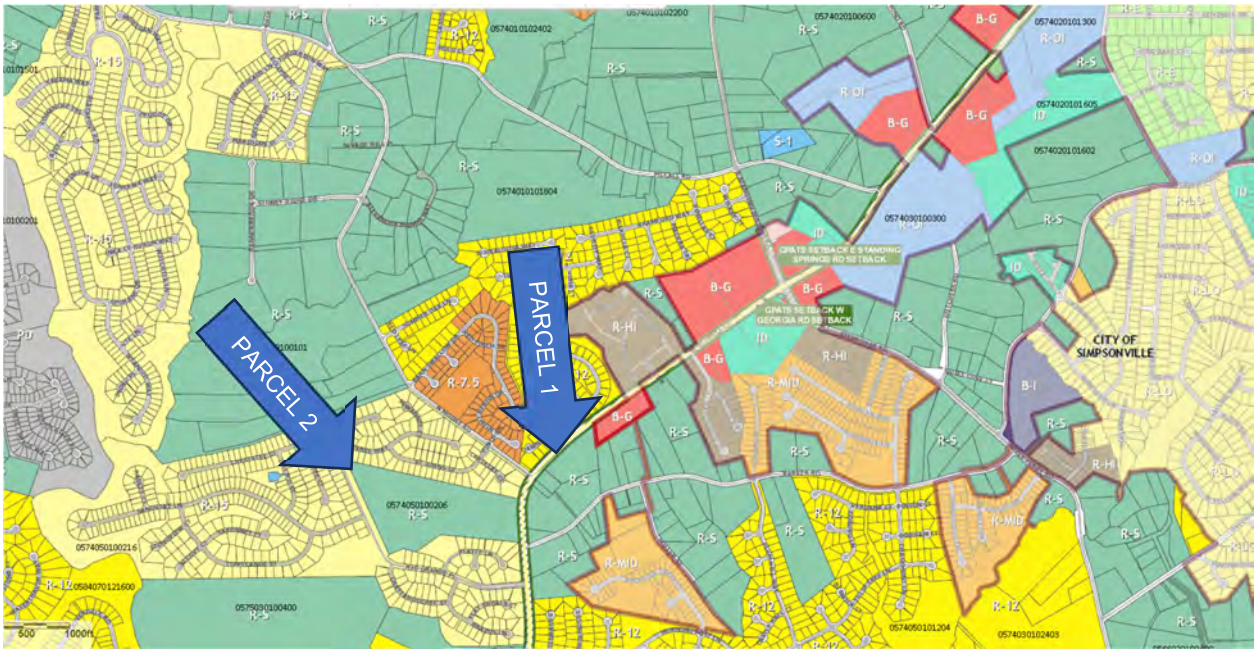
The flood map number for Parcel #1 is **45045C0481E** and for Parcel #2 is **45045C0483E** effective on **8/18/2014**

NOTE: No Floodplain Areas Shown

Area Zoning Map Closeup



Area Zoning Map Distant View



Link to Simpsonville City Zoning Ordinance;
https://www.simpsonville.com/wp-content/uploads/2025/01/Zoning-Ord_2024.pdf

Link to Greenville County Zoning Ordnance:
https://www.greenvillecounty.org/Zoning/pdf/OfficialZoningOrdinance.pdf

MetroConnects Provided Sewer Map



Ron Clyde, GRI BIC
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Clyde Realty, LLC
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Simpsonville, SC 29681
&
100 North Main Street, Suite B
Woodruff, SC 29388
(864) 979-8852
(864) 517-5577 Cell
1-866-418-8519 toll free fax
e-mail: RonClyde@ClydeRealty.com

29 May 2025

PROPERTY OWNER CONSENT LETTER

Regarding the property below, Mr. Ron Clyde has my permission to act on my behalf as my agent.

WEST GEORGIA ROAD – TONEY PROPERTY
5 +/- Acres on the East Side & Adjacent to 1453 GEORGIA RD &
25+/- Acres on the West Side of Georgia Road,
31.1 +/- Acres All Together Shown as
TMS 0574050100206

Chris Toney
Chris Toney (Jun 2, 2025 10:13 EDT)
Christopher Toney, as POA for Sarah Ann Spillers Toney

Consent Letter As Agent

Final Audit Report 2025-06-02

Created:	2025-06-02
By:	Ron Clyde (RonClyde@ClydeRealty.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAo5t5lL_TniTQbOKpgfnOwb6qdwzPqymj

"Consent Letter As Agent" History

Document created by Ron Clyde (RonClyde@ClydeRealty.com)
2025-06-02 - 2:40:38 PM GMT

Document emailed to Chris Toney (christoney100@gmail.com) for signature
2025-06-02 - 2:40:42 PM GMT

Email viewed by Chris Toney (christoney100@gmail.com)
2025-06-02 - 8:13:02 PM GMT

Document e-signed by Chris Toney (christoney100@gmail.com)
Signature Date: 2025-06-02 - 8:13:48 PM GMT - Time Source: server

Agreement completed.
2025-06-02 - 8:13:48 PM GMT

CITY OF SIMPSONVILLE ANNEXATION APPLICATION

SITE/PROPERTY LOCATION:

Property Address: West Georgia Rd. Tax Map Number: 0574.05-01-002.06

APPLICANT: Ron Clyde - Clyde Realty, LLC

Mailing Address: 100 N. Main St, Ste B City, State, Zip: ~~Woodruff, SC 29388~~ Simpsonville, SC 29681

Phone Number: (864) 979-8852 E-mail Address: RonClyde@ClydeRealty.com

PROPERTY OWNER (if different from Applicant): Chris Toney

Mailing Address: City, State, Zip:

Phone Number: E-mail Address:

	Current	*Requested*
Zoning District:	R-S	R-Mid
"Future Land Use Map" Designation:	Neighborhood	Medium Intensity Neighborhood

Project Description (be specific):

No. of Parcels: Acreage of Parcel(s): 31.1 +/-

Submittal Checklist*:
- ☑ Consent Letter from Property Owner (if application is not signed by property owner)
- ☑ Cover Letter explaining your request in detail
- ☑ Survey/Boundary Map – 1 printed copy/1 PDF copy

*Staff reserves the right to request additional information and/or materials as necessary

The undersigned property owner/applicant does hereby petition and urge the City of Simpsonville to annex and incorporate into the City limits of the City of Simpsonville all that property of the petitioner as indicated in this application and as show on the attached survey/boundary map. The petitioner does further respectfully request that the City annex and incorporate this land into the City under the zoning classification indicated in this application.

I do hereby certify as property owner/authorized agent that the information shown on this application and any attached forms and/or plans is correct.

Signature: Ron Clyde Printed Name: Ronald G. Clyde Date: 30 Jul 2025

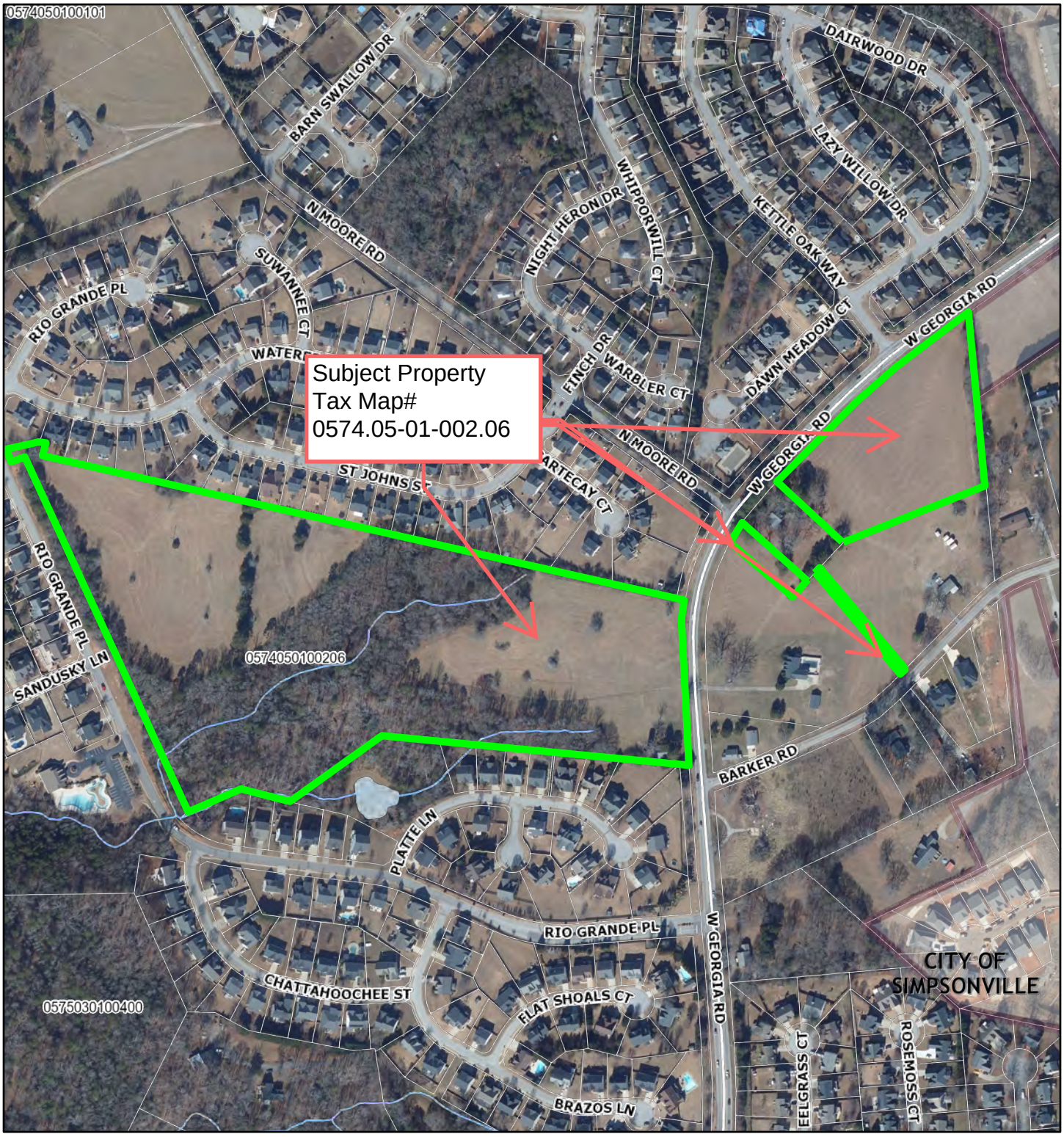
FOR CITY STAFF USE ONLY

Date Received: 7-30-25 By: Jon Derby Docket #: AXZ-2025-04 Zoning District: RS → R-mid

Comments: PC Review: CC Review:

☐ APPROVED (☐ with conditions) ☐ DENIED

AXZ-2025-04 Proposed Annexation/Rezone. W. Georgia Rd



September 29, 2025

1:4,800

0 225 450 900 ft

0 65 130 260 m

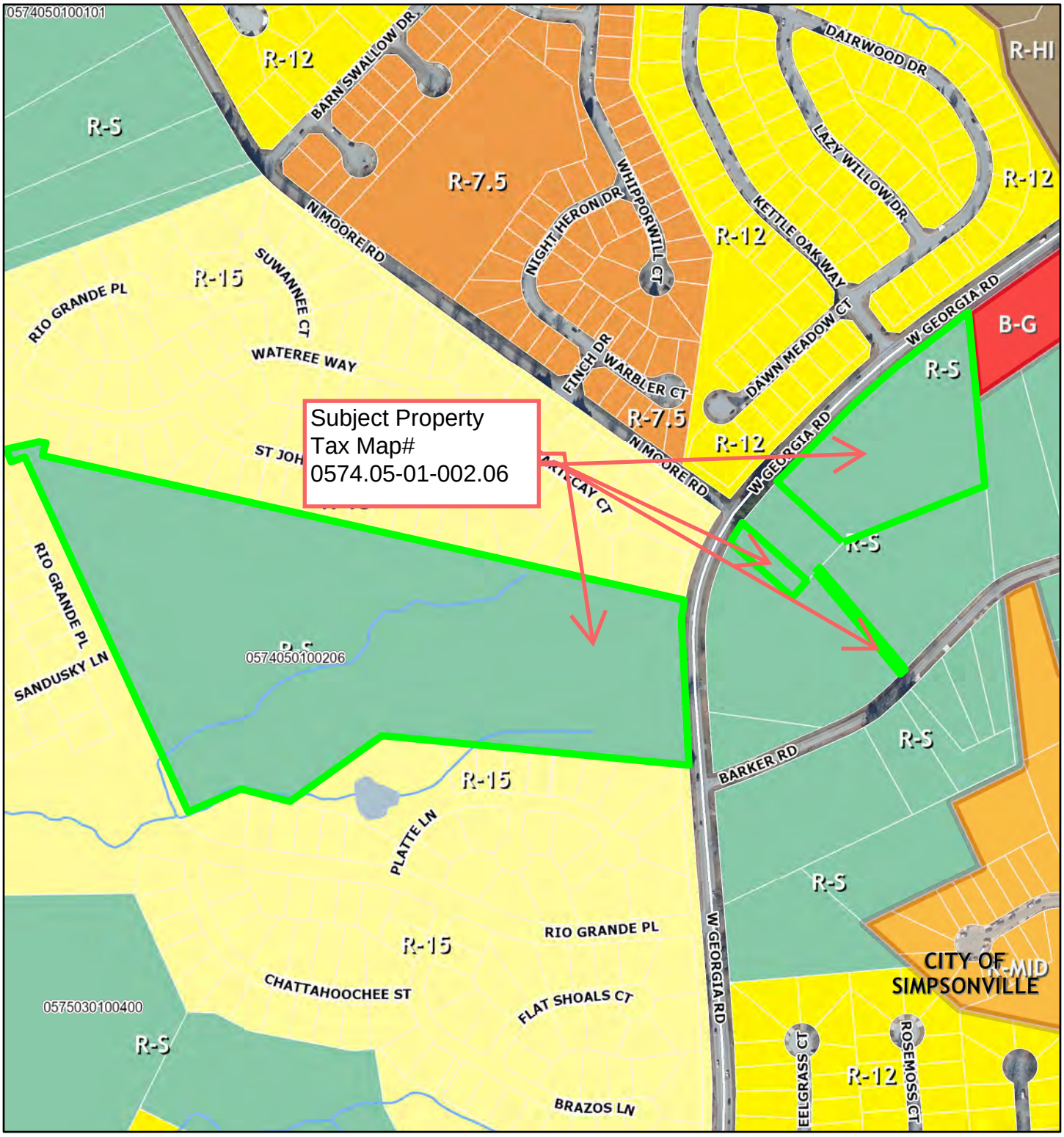
Legend

- Subject Property
- Parcels

Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are

AXZ-2025-04 Proposed Annexation/Rezone. W. Georgia Rd



September 29, 2025

1:4,800

0 225 450 900 ft

0 65 130 260 m

Legend

- Subject Property
- Parcels

N

Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are

TRAFFIC IMPACT STUDY

Toney Farms Residential
Simpsonville, South Carolina

OCTOBER 22, 2025

IMPACT DESIGNS, INC.
Prepared by: Allen J. Reid, PE

TRAFFIC IMPACT STUDY

Toney Farms Residential

SIMPSONVILLE, SOUTH CAROLINA



REPORT PREPARED FOR:
Toll Brothers
124 Verdae Boulevard, Suite 203
Greenville, SC 29607

REPORT PREPARED BY
Impact Designs Inc.
172 Williamson Road, Unit 3728
Mooresville, NC 28117
Nick@impactdesignsinc.com

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A) Traffic Count Data

B) Turn Lane Analysis

C) Synchro Analysis Reports

D) SimTraffic Analysis Reports

EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Toney Farms development in accordance with SCDOT guidelines. The proposed development is located on the west side of W Georgia Road, south of Moore Road in Simpsonville, SC. The development is expected to consist of up to 60 detached single-family homes and is anticipated to be constructed by the end of 2027. Direct access to Toney Farms development is proposed to be provided via one full movement access point on W Georgia Road.

A turn lane analysis was conducted utilizing the Build (2027) volumes. Based on build out volumes, a left turn lane is warranted on W Georgia Road into the site access.

The capacity analysis indicates high side street delays for all of the study intersections across all scenarios, including the site access. Such conditions are common for unsignalized intersections on major roads with high peak hour volumes. The volumes at these intersections would likely not warrant signalization. Therefore, no mitigation is recommended at these locations.

Recommendations:

- Construct a left turn lane on W Georgia Road at the site access with a storage of 150 feet and appropriate taper.

1. INTRODUCTION

The purpose of this report is to summarize the traffic impact study that was completed for the Toney Farms development in Simpsonville, South Carolina. The study was developed in accordance with SCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. Project Summary

The proposed development is located on the west side of W Georgia Road, south of Moore Road in Simpsonville, SC. The development is expected to consist of up to 60 detached single-family homes and is anticipated to be constructed by the end of 2027. This traffic impact study analyzes the effects of the additional traffic associated with the proposed development during the weekday AM (7:00 AM - 9:00 AM) and the weekday PM (4:00 PM - 6:00 PM) peak periods. The study area for the purpose of the analysis includes:

- W Georgia Road and Moore Road
- W Georgia Road and Barker Road
- W Georgia Road and Site Access

The proposed development is expected to be built out by the end of 2027; therefore, 2027 was considered as the future year for the purpose of this analysis. Refer to Figures 1 and 2 for the site location and the conceptual site plan.

1.2. Existing Roadway Conditions

The primary roadways within the study area include W Georgia Road, Moore Road, and Barker Road. A summary of their existing characteristics is shown in Table 1.

Table 1 – Study Area Summary

Facility Name	Typical Cross Section	Posted Speed Limit	Maintained By	2024 AADT
W Georgia Road	2-lane undivided	45 MPH	SCDOT	22,000
Moore Road	2-lane undivided	25 MPH	Local	No Data
Barker Road	2-lane undivided	30 MPH	Local	1,000

Refer to Figure 3 for an illustration of the existing geometry and traffic control at the study intersections.

1.3. Driveway Locations

Direct access to Toney Farms development is proposed to be provided via one full movement access point on W Georgia Road.

NORTH



LEGEND

Proposed Site Location

Study Intersections

IMPACT
Designs, Inc.

Toney Farms Residential
Simpsonville, SC

Site Location Map

Scale: Not to Scale	Figure	1

EMERGENCY ACCESS POINT

N MOORE RD

15' DRAINAGE EASEMENT

20.00' BUFFER

44.00' RIGHT OF WAY (TYP)

STORMWATER MANAGEMENT

RIO GRANDE PLACE

AMENITY + MAIL KIOSK

W GEORGIA RD

20' EASEMENT FOR SEWER CONNECTION

STORMWATER MANAGEMENT

40.00' ROAD SETBACK

SITE DATA:

TMS: 0574050100206
CURRENT ZONING: GREENVILLE COUNTY R-S
PROPOSED ZONING: CITY OF SIMPSONVILLE R-MID
ACREAGE: 25.2 ACRES
MAX DENSITY: 6 UNITS/ACRE
PROPOSED DENSITY: 2.3 UNITS/ACRE
PROPOSED LOTS: (57) 65' X 140' DETACHED SINGLE FAMILY LOTS
SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 10'
STREET: 40' (W GEORGIA RD)

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

0 30 60 120
SCALE: 1" = 60'

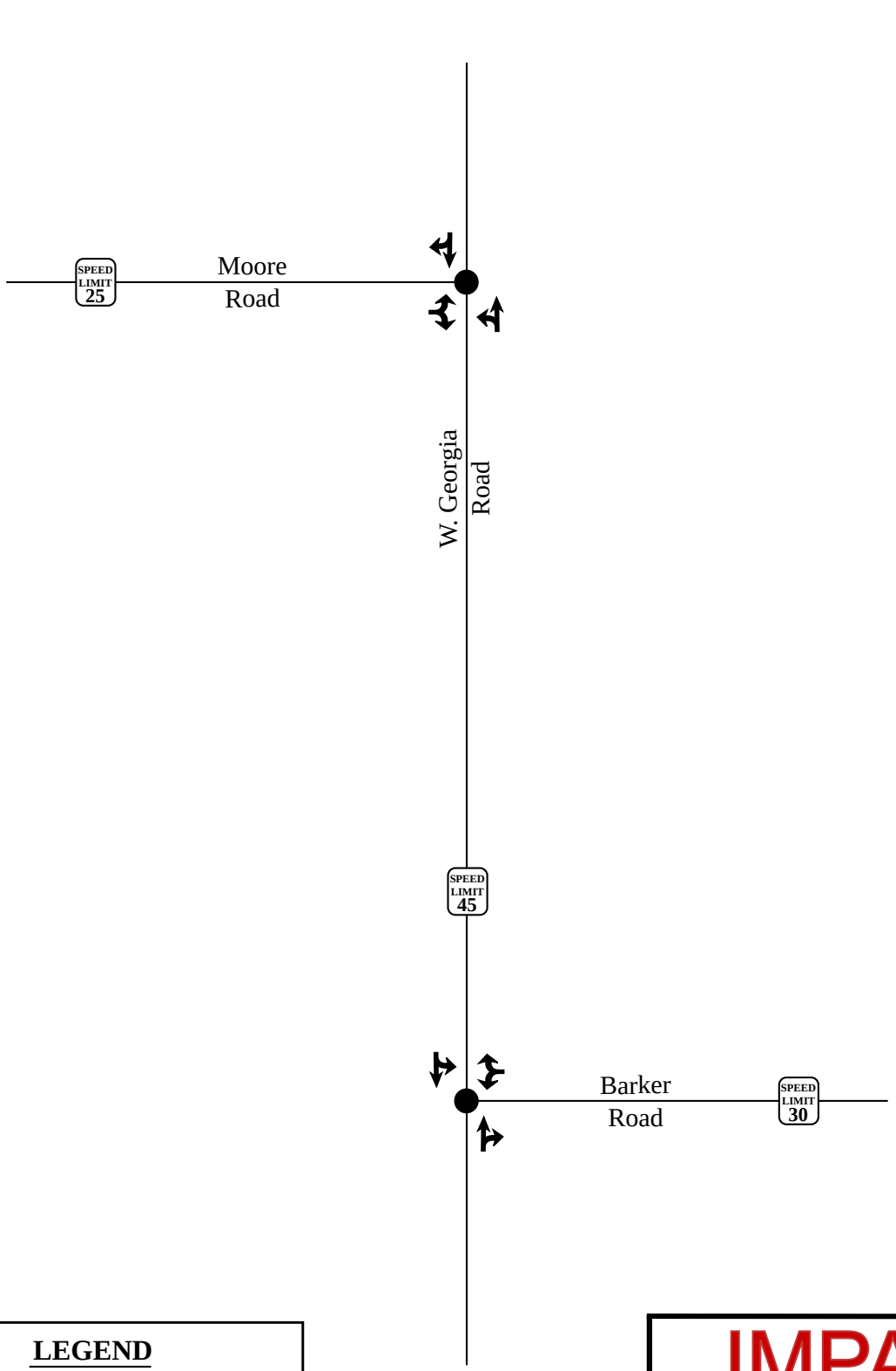
N W E S

TONEY FARMS CONCEPT LAYOUT

TOLL BROTHERS | CITY OF SIMPSONVILLE, SC
SW+ 12914 | 2025.09.17

SEAMONWHITESIDE

PLOTTED:9/17/2025 2:38 PM, BY Hannah Durham P:\ACAD-DS-127001\12914\CAD Files\Xref\12914 xConcept.dwg



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Existing Lane
- X' Storage (In Feet)
- SPEED LIMIT XX Posted Speed Limit

IMPACT
Designs, Inc.

Toney Farms Residential
Simpsonville, SC

Existing Lane Configurations
and Traffic Control

Scale: Not to Scale	Figure	3

2. TRAFFIC VOLUME DEVELOPMENT

2.1. Existing Traffic Volumes

Existing turning movement counts were conducted in September 2025. The counts were collected during the AM (7:00 AM to 9:00 AM) peak period and the PM (4:00 PM to 6:00 PM) peak period. The existing traffic volumes are illustrated in Figure 4.

2.2. Projected Traffic Volumes

Based on SCDOT Average Annual Daily Traffic (AADT) volumes, daily traffic volumes in the study area have increased at an average rate of 4% per year. To reflect continued growth, a 4% annual growth rate was applied to the 2025 counts to develop the No-Build (2027) volumes. This growth rate was applied to account for all background growth in the area without any adjacent and/or the proposed developments. Refer to Figure 5 for an illustration of the No-Build (2027) traffic volumes at the study intersections.

2.3. Proposed Development Traffic Volumes

As mentioned previously, the proposed development is expected to consist of up to 60 detached single-family homes. The trip generation potential for the proposed development was estimated utilizing methodology contained within the ITE's *Trip Generation Manual*, 11th Edition. Utilizing ITE data for ITE Code 210, traffic volumes were generated for the weekday daily, the weekday AM peak hour, and the weekday PM peak hour. Refer to Table 2 for a summary of the trip generation potential of the proposed development.

Table 2 – Trip Generation

ITE Land Use (Code)	Density	Independent Variable	Daily Traffic	AM Peak		PM Peak	
				Enter	Exit	Enter	Exit
Detached Single-Family Housing (ITE Code 210)	60	Dwelling Units	631	12	35	39	22

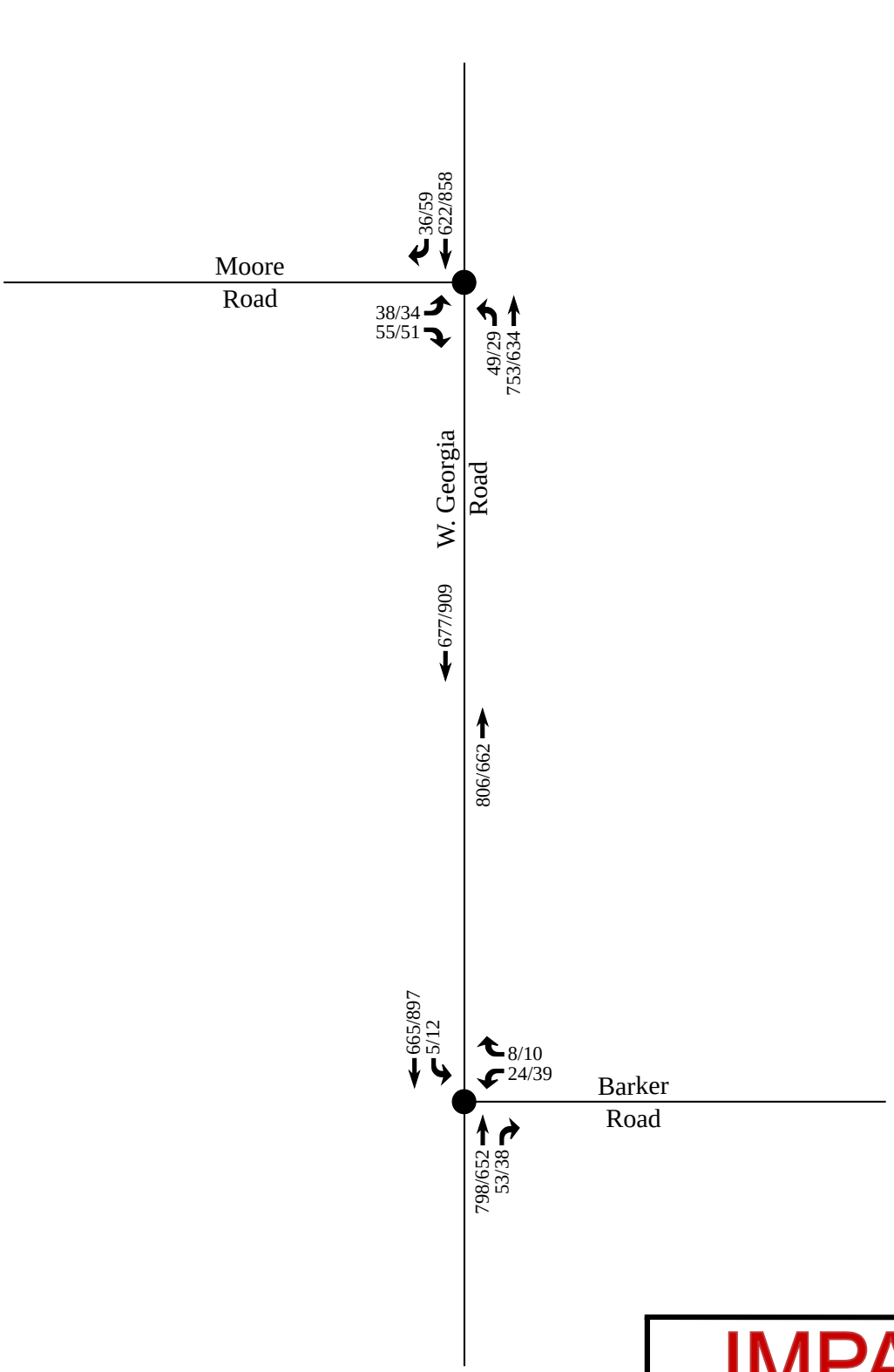
Traffic associated with the proposed development was distributed and assigned to the roadway network based upon existing travel patterns and are summarized below:

- 50% to/from the north via W Georgia Road
- 40% to/from the south via W Georgia Road
- 5% to/from the west via Moore Road
- 5% to/from the east via Barker Road

Refer to Figures 6 and 7 for the site trip distributions and assignments.

2.4. Future Build Traffic Volumes

The site generated traffic volumes were added to the No-Build (2027) traffic volumes to determine the Build (2027) volumes. The Build (2027) volumes are illustrated in Figure 8.



LEGEND

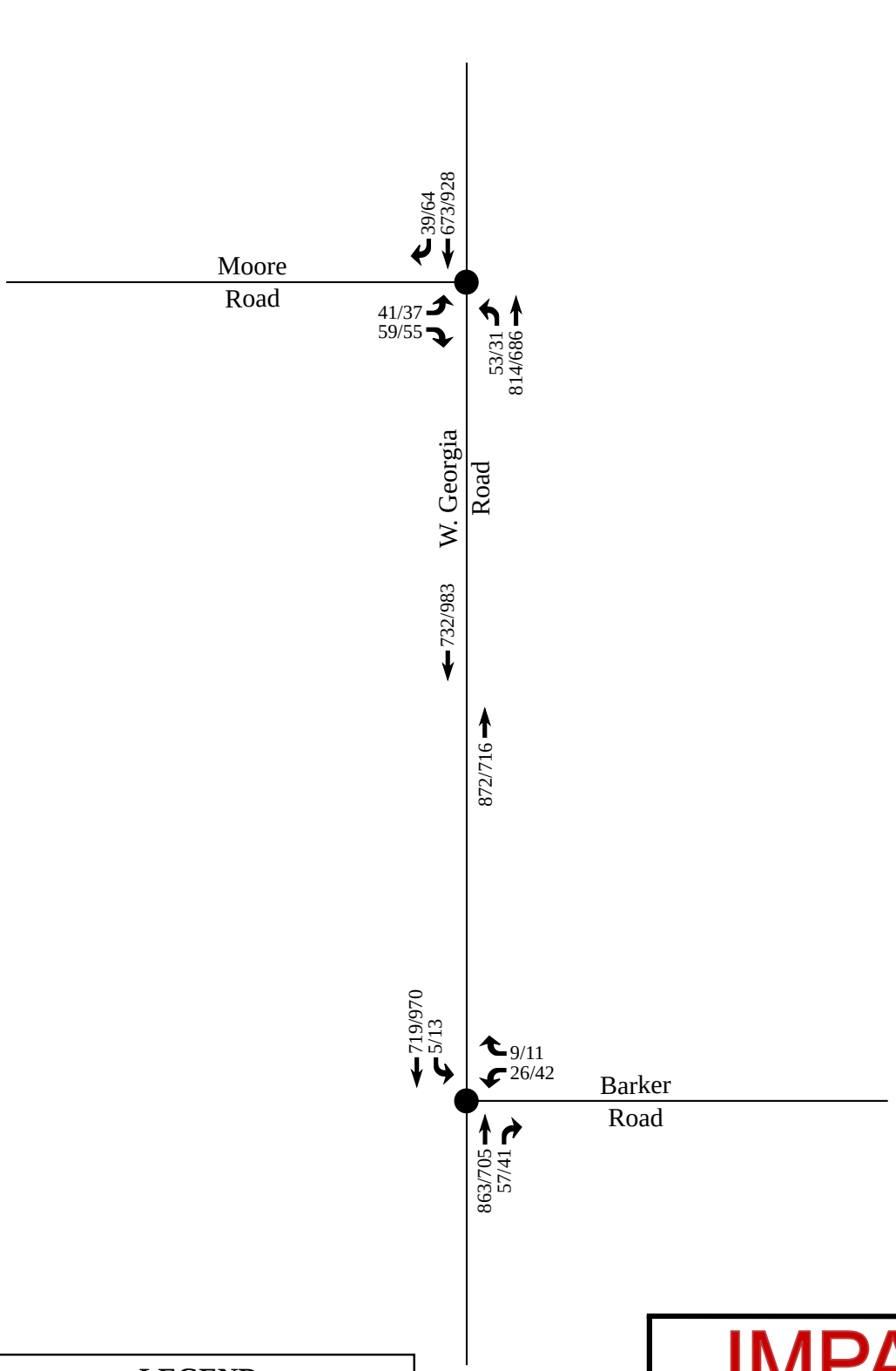
- Signalized Intersection
- Unsignalized Intersection
- X / Y → AM / PM Peak Hour Traffic

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Designs, Inc.

Toney Farms Residential
Simpsonville, SC

Existing (2025)
Traffic Volumes

Scale: Not to Scale	Figure	4



LEGEND

Signalized Intersection

Unsignalized Intersection

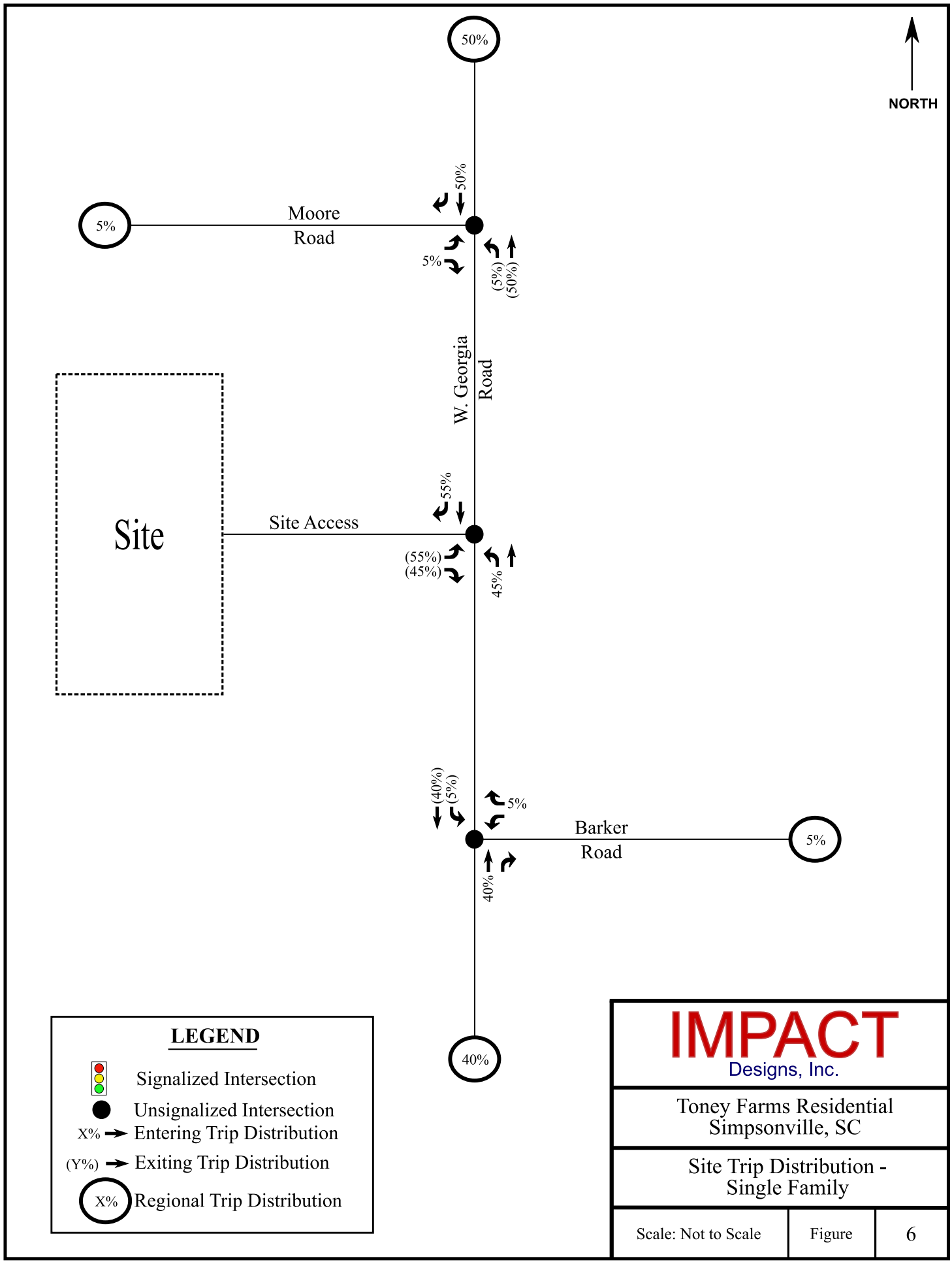
X / Y → AM / PM Peak Hour Traffic

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Designs, Inc.

Toney Farms Residential
Simpsonville, SC

No-Build (2027)
Traffic Volumes

Scale: Not to Scale	Figure	5

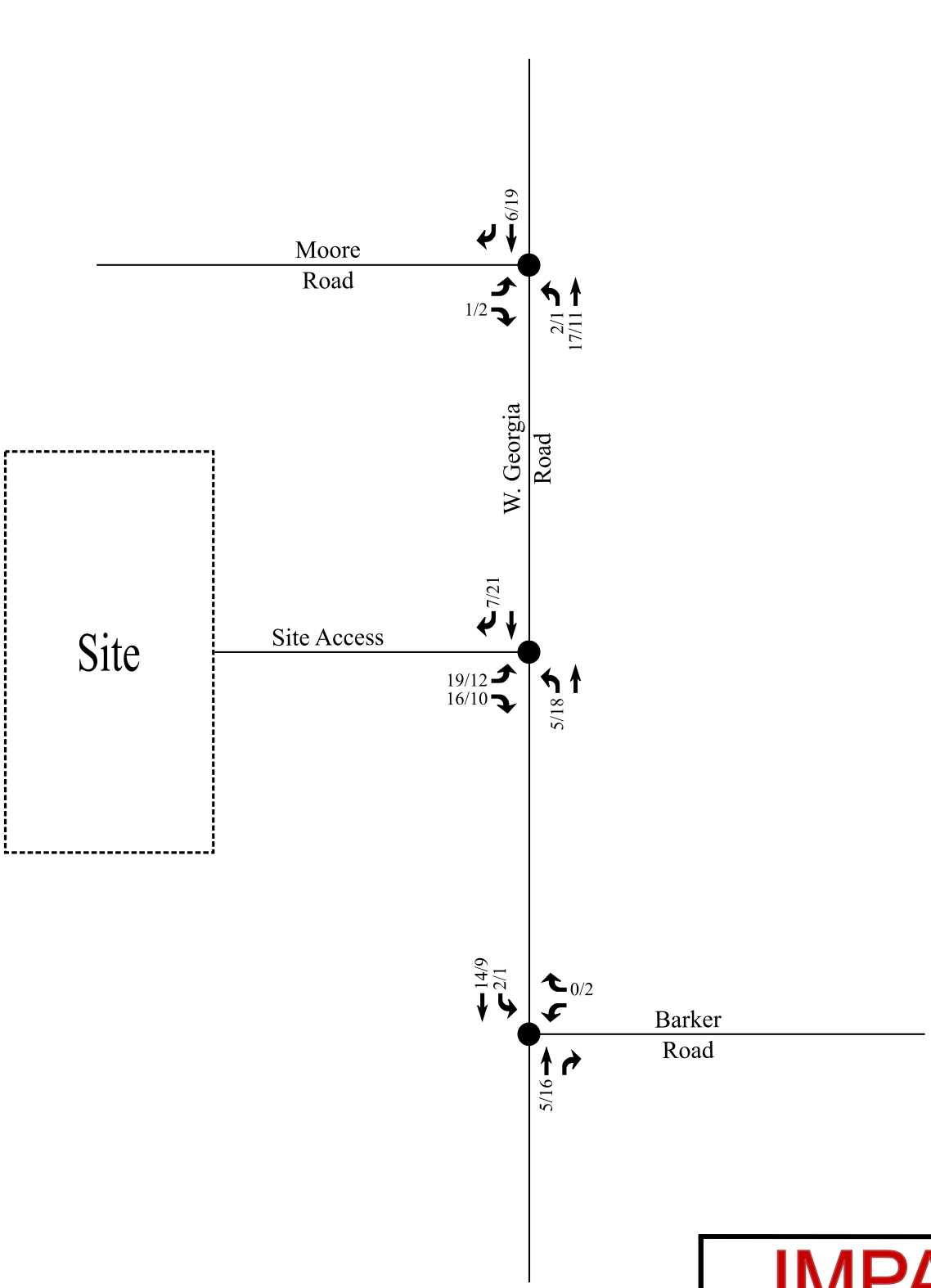


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Designs, Inc.

Toney Farms Residential
Simpsonville, SC

Site Trip Distribution -
Single Family

Scale: Not to Scale	Figure	6



LEGEND

Signalized Intersection

Unsignalized Intersection

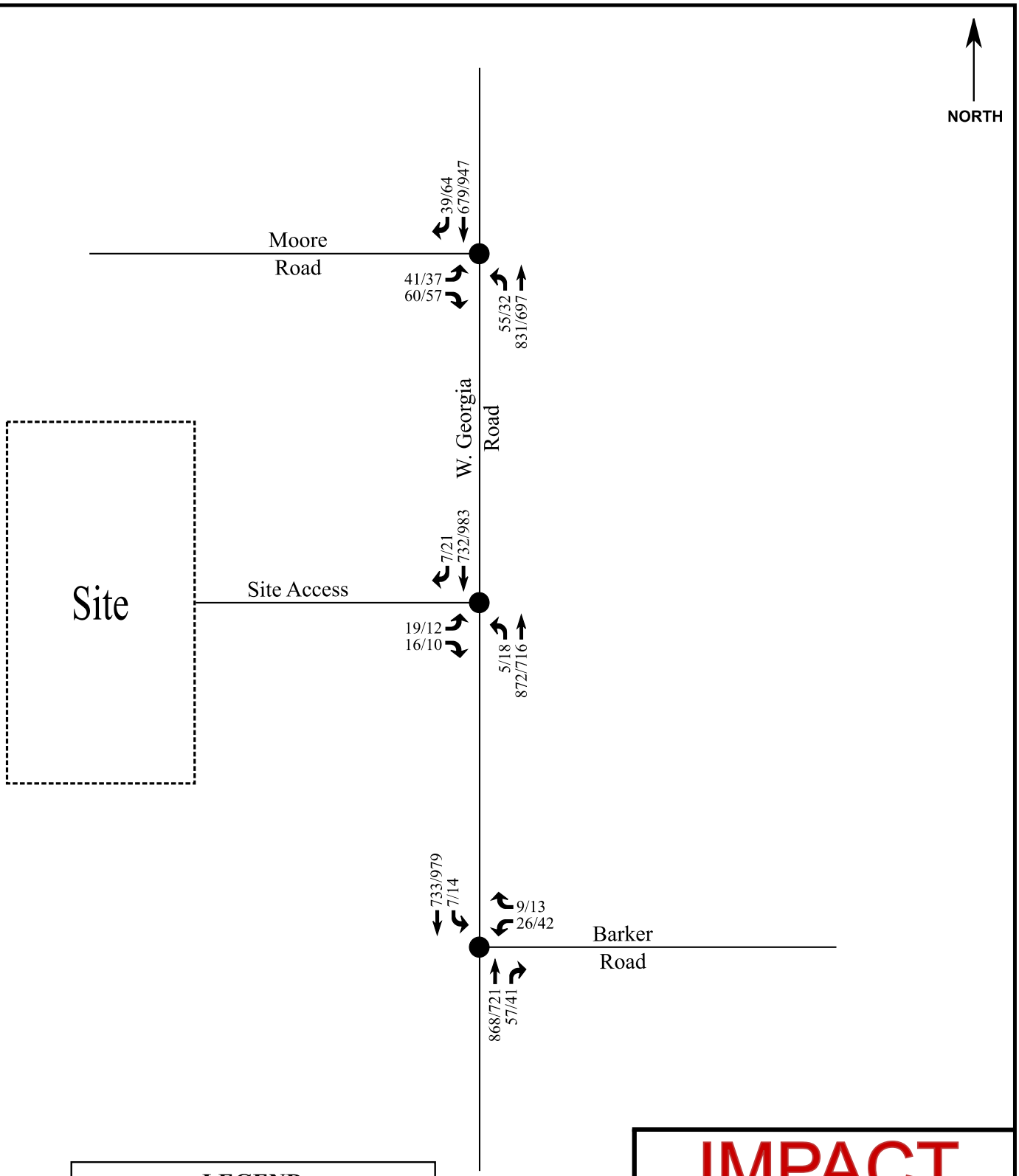
X / Y → AM / PM Peak Hour Traffic

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Toney Farms Residential
Simpsonville, SC

Site Trip Assignment -
Single Family

Scale: Not to Scale	Figure	7



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- X / Y → AM / PM Peak Hour Traffic

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Toney Farms Residential
Simpsonville, SC

Build (2027)
Traffic Volumes

Scale: Not to Scale	Figure	8

3. TRAFFIC IMPACT ANALYSIS

3.1. Turn Lane Analysis

A turn lane analysis was conducted utilizing the Build (2027) volumes. Based on build out volumes, a left turn lane is warranted on W Georgia Road into the site access with a recommended storage of 150 feet and appropriate taper.

Refer to Appendix B for the turn lane warrants with volumes graphed.

3.2. Intersection LOS Analysis

Using the existing, no-build, and build traffic volumes, intersection analyses were conducted for the study intersections under Existing (2025) conditions, No-Build (2027) conditions, and Build (2027) conditions. This analysis was conducted using the Transportation Research Board's *Highway Capacity Manual (HCM 6th Edition)* methodologies of the *Synchro*, Version 11 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. Table 3 summarizes the *HCM 6th Edition* control delay thresholds associated with each LOS grade for signalized and unsignalized intersections.

Table 3 – *HCM 6th Edition* LOS Criteria for Signalized & Unsignalized Intersections

Signalized Intersections		Unsignalized Intersections	
LOS	**Control Delay per Vehicle (seconds)**	**LOS**	**Control Delay per Vehicle (seconds)**
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 85	F	> 50

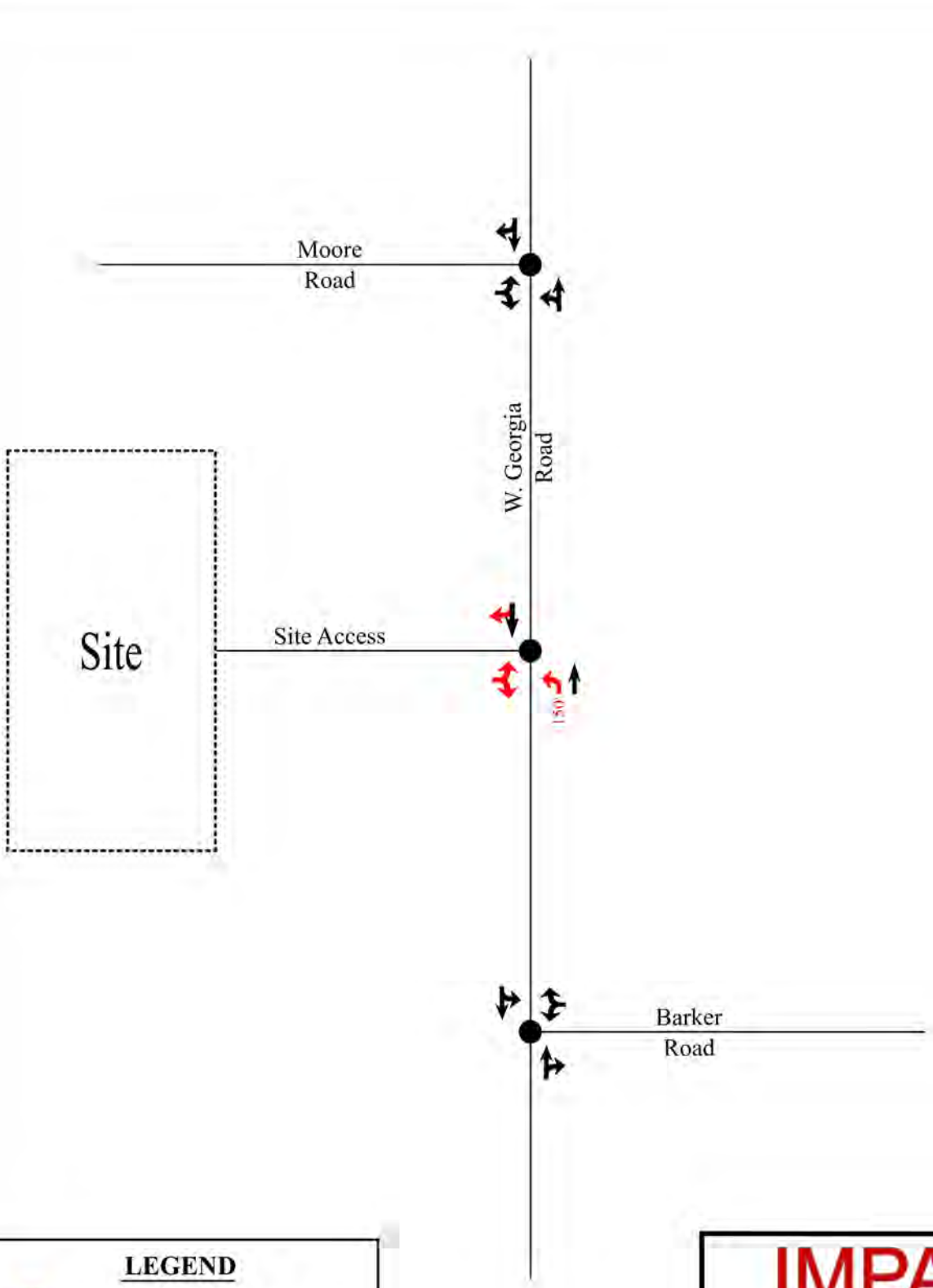
The results of the capacity analysis for the study intersections under existing traffic control are summarized in Table 4. Refer to Appendix C for the detailed capacity analysis reports and Appendix D for the queuing analysis results.

Table 4 – Intersection Capacity Analysis Results

Intersections	Approach	LOS (Delay in seconds per vehicle)							
		Existing (2025)		No-Build (2027)		Build (2027)		Build Improved (2027)	
		AM	PM	AM	PM	AM	PM	AM	PM
W. Georgia Rd & Moore Rd	EB	F (51.0)	F (61.3)	F (82.4)	F (105.6)	F (92.2)	F (120.5)	-	-
	NB	A (9.4)	B (10.5)	A (9.7)	B (11.0)	A (9.7)	B (11.1)	-	-
	SB	-	-	-	-	-	-	-	-
W. Georgia Rd & Barker Rd	WB	E (44.0)	F (70.3)	F (57.4)	F (107.4)	F (60.6)	F (122.8)	-	-
	NB	-	-	-	-	-	-	-	-
	SB	B (10.0)	A (9.3)	B (10.3)	A (9.6)	B (10.4)	A (9.6)	-	-
W. Georgia Rd & Site Access	EB	*Analyzed under Build conditions only.*				E (42.5)	F (51.1)	E (42.5)	E (49.4)
	NB					A (9.5)	B (10.9)	A (9.5)	B (10.9)
	SB					-	-	-	-

The capacity analysis indicates high side street delays for all of the study intersections across all scenarios, including the site access. Such conditions are common for unsignalized intersections on major roads with high peak hour volumes. The volumes at these intersections would likely not warrant signalization. Therefore, no mitigation is recommended at these locations.

Figure 9 shows the proposed lane configurations and traffic control for the Build (2027) conditions.



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Existing Lane
- Recommended Improvement
- X' Storage (In Feet)

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Toney Farms Residential
Simpsonville, SC

Proposed Lane Configurations
and Traffic Control

Scale: Not to Scale	Figure	9

4. SUMMARY OF FINDINGS

A traffic impact study was conducted for the proposed Toney Farms development in accordance with SCDOT guidelines. The proposed development is located on the west side of W Georgia Road, south of Moore Road in Simpsonville, SC. The development is expected to consist of up to 60 detached single-family homes and is anticipated to be constructed by the end of 2027. Direct access to Toney Farms development is proposed to be provided via one full movement access point on W Georgia Road.

A turn lane analysis was conducted utilizing the Build (2027) volumes. Based on build out volumes, a left turn lane is warranted on W Georgia Road into the site access.

The capacity analysis indicates high side street delays for all of the study intersections across all scenarios, including the site access. Such conditions are common for unsignalized intersections on major roads with high peak hour volumes. The volumes at these intersections would likely not warrant signalization. Therefore, no mitigation is recommended at these locations.

Recommendations:

- Construct a left turn lane on W Georgia Road at the site access with a storage of 150 feet and appropriate taper.

TECHNICAL APPENDIX

APPENDIX A

TRAFFIC COUNT DATA

Historical Growth Calculation

Count Station	Location	ADTs										Avg. Annual % Change
		2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	
23-0305	W. Georgia Rd.	22,000	21,200	20,200	21,500	20,700	19,000	18,700	18,000	16,100	16,100	3%
23-0390	Barker Rd.	1,000	950	950	1,000	1,050	1,250					-2%
23-0875	Stenhouse Rd.	9,400	8,500	8,600	8,100	8,300	7,300	7,500	7,000	5,300	5,300	6%
Total:		32,400	30,650	29,750	30,600	30,050	27,550	26,200	25,000	21,400	21,400	4%



File Name : Simpsonville(01 - W. Georgia Road & N. Moore Road)
Site Code :
Start Date : 9/16/2025

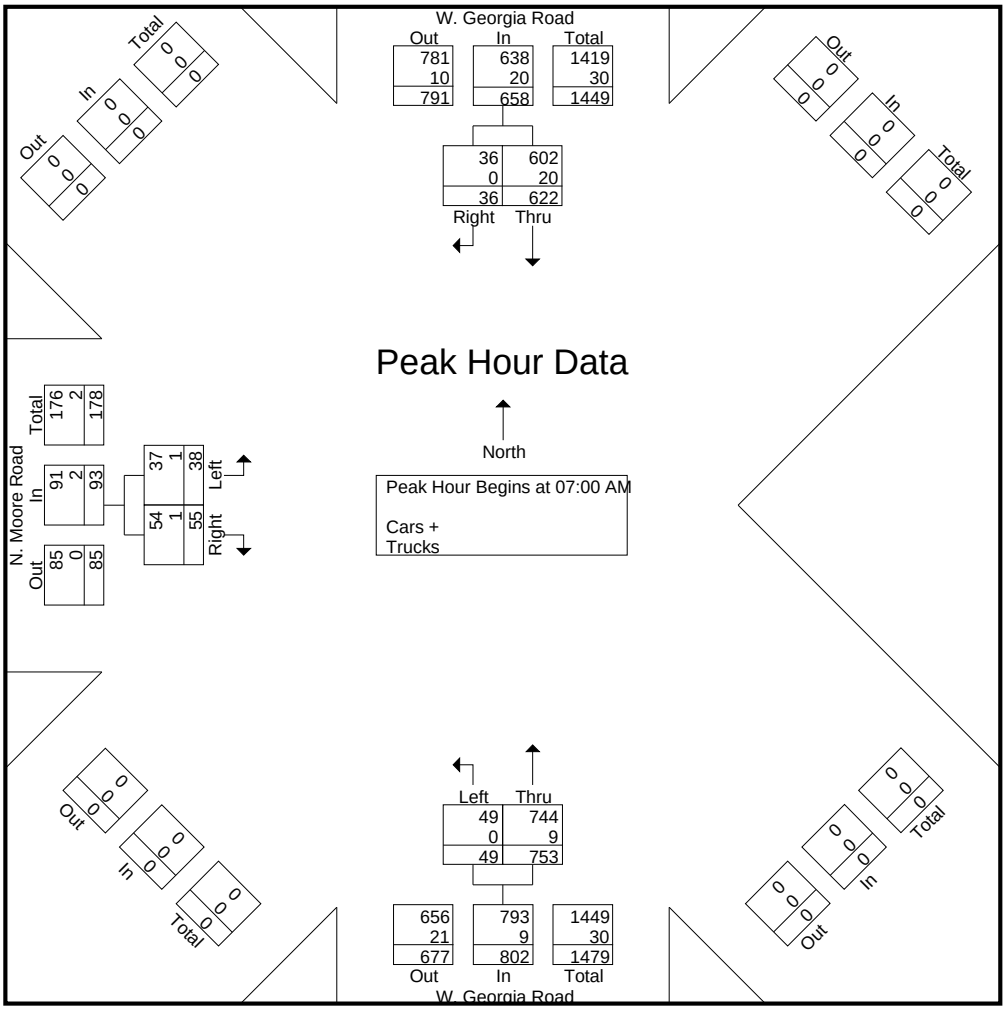
Groups Printed- Cars + - Trucks

	W. Georgia Road Southbound			W. Georgia Road Northbound			N. Moore Road Eastbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
07:00 AM	100	3	103	7	218	225	11	14	25	353
07:15 AM	131	7	138	24	182	206	5	14	19	363
07:30 AM	196	15	211	8	192	200	14	19	33	444
07:45 AM	195	11	206	10	161	171	8	8	16	393
Total	622	36	658	49	753	802	38	55	93	1553
08:00 AM	135	7	142	8	157	165	12	10	22	329
08:15 AM	115	6	121	3	170	173	7	5	12	306
08:30 AM	112	11	123	3	207	210	16	3	19	352
08:45 AM	97	12	109	2	164	166	6	4	10	285
Total	459	36	495	16	698	714	41	22	63	1272
Grand Total	1081	72	1153	65	1451	1516	79	77	156	2825
Apprch %	93.8	6.2		4.3	95.7		50.6	49.4		
Total %	38.3	2.5	40.8	2.3	51.4	53.7	2.8	2.7	5.5	
Cars +	1042	71	1113	65	1422	1487	77	76	153	2753
% Cars +	96.4	98.6	96.5	100	98	98.1	97.5	98.7	98.1	97.5
Trucks	39	1	40	0	29	29	2	1	3	72
% Trucks	3.6	1.4	3.5	0	2	1.9	2.5	1.3	1.9	2.5

TRAFFIC DATA COLLECTION

File Name : Simpsonville(01 - W. Georgia Road & N. Moore Road)
Site Code :
Start Date : 9/16/2025
Page No : 2

	W. Georgia Road Southbound			W. Georgia Road Northbound			N. Moore Road Eastbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	100	3	103	7	**218**	**225**	11	14	25	353
07:15 AM	131	7	138	**24**	182	206	5	14	19	363
07:30 AM	**196**	**15**	**211**	8	192	200	**14**	**19**	**33**	**444**
07:45 AM	195	11	206	10	161	171	8	8	16	393
Total Volume	622	36	658	49	753	802	38	55	93	1553
% App. Total	94.5	5.5		6.1	93.9		40.9	59.1		
PHF	.793	.600	.780	.510	.864	.891	.679	.724	.705	.874
Cars +	602	36	638	49	744	793	37	54	91	1522
% Cars +	96.8	100	97.0	100	98.8	98.9	97.4	98.2	97.8	98.0
Trucks	20	0	20	0	9	9	1	1	2	31
% Trucks	3.2	0	3.0	0	1.2	1.1	2.6	1.8	2.2	2.0





File Name : Simpsonville(01 - W. Georgia Road & N. Moore Road)
Site Code :
Start Date : 9/16/2025
Page No : 1

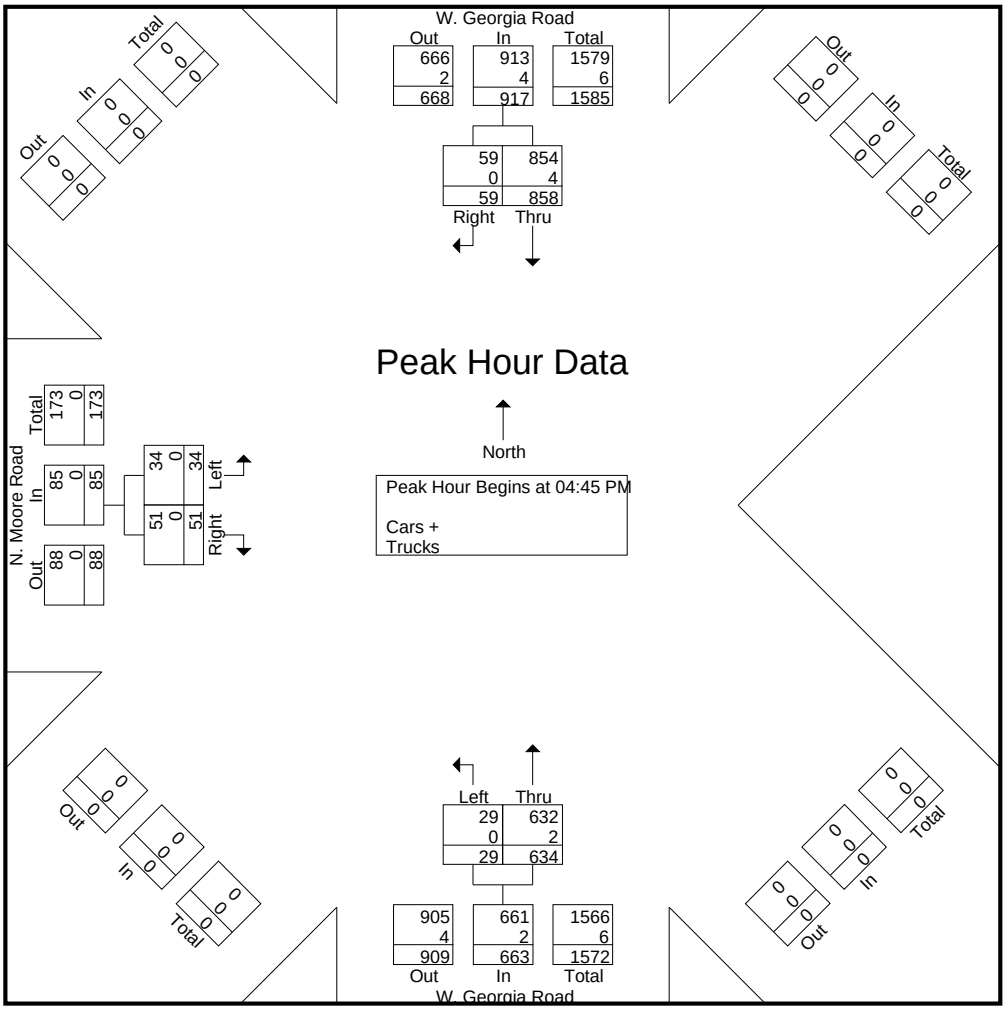
Groups Printed- Cars + - Trucks

	W. Georgia Road Southbound			W. Georgia Road Northbound			N. Moore Road Eastbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
04:00 PM	172	21	193	4	136	140	9	6	15	348
04:15 PM	191	22	213	6	138	144	8	9	17	374
04:30 PM	181	13	194	5	154	159	11	10	21	374
04:45 PM	219	23	242	7	149	156	8	10	18	416
Total	763	79	842	22	577	599	36	35	71	1512
05:00 PM	201	14	215	5	155	160	13	13	26	401
05:15 PM	221	9	230	8	188	196	4	15	19	445
05:30 PM	217	13	230	9	142	151	9	13	22	403
05:45 PM	187	21	208	5	173	178	14	13	27	413
Total	826	57	883	27	658	685	40	54	94	1662
Grand Total	1589	136	1725	49	1235	1284	76	89	165	3174
Apprch %	92.1	7.9		3.8	96.2		46.1	53.9		
Total %	50.1	4.3	54.3	1.5	38.9	40.5	2.4	2.8	5.2	
Cars +	1580	136	1716	49	1226	1275	76	89	165	3156
% Cars +	99.4	100	99.5	100	99.3	99.3	100	100	100	99.4
Trucks	9	0	9	0	9	9	0	0	0	18
% Trucks	0.6	0	0.5	0	0.7	0.7	0	0	0	0.6

TRAFFIC DATA COLLECTION

File Name : Simpsonville(01 - W. Georgia Road & N. Moore Road)
Site Code :
Start Date : 9/16/2025
Page No : 2

	W. Georgia Road Southbound			W. Georgia Road Northbound			N. Moore Road Eastbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	219	**23**	**242**	7	149	156	8	10	18	416
05:00 PM	201	14	215	5	155	160	**13**	13	**26**	401
05:15 PM	**221**	9	230	8	**188**	**196**	4	**15**	19	**445**
05:30 PM	217	13	230	**9**	142	151	9	13	22	403
Total Volume	858	59	917	29	634	663	34	51	85	1665
% App. Total	93.6	6.4		4.4	95.6		40	60		
PHF	.971	.641	.947	.806	.843	.846	.654	.850	.817	.935
Cars +	854	59	913	29	632	661	34	51	85	1659
% Cars +	99.5	100	99.6	100	99.7	99.7	100	100	100	99.6
Trucks	4	0	4	0	2	2	0	0	0	6
% Trucks	0.5	0	0.4	0	0.3	0.3	0	0	0	0.4





File Name : Simpsonville(02 - W. Georgia Road & Barker Road)
Site Code :
Start Date : 9/16/2025
Page No : 1

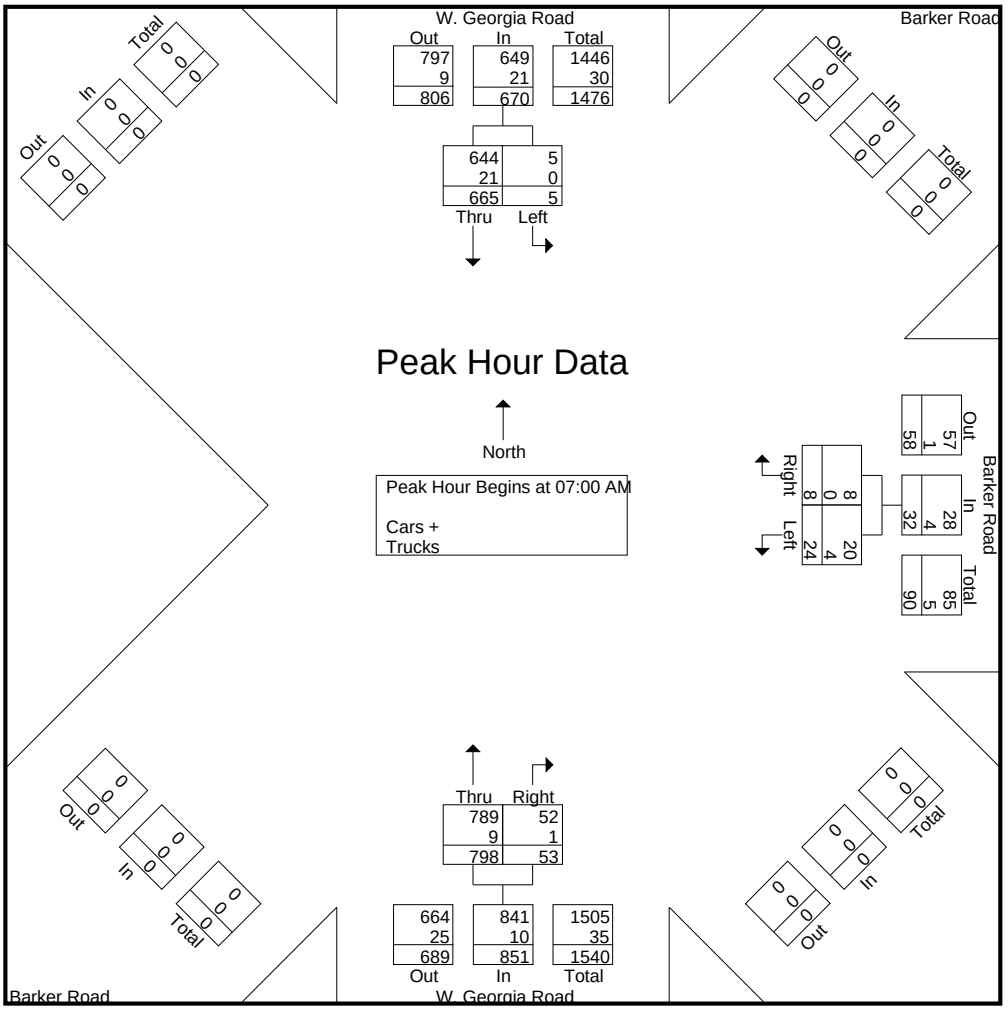
Groups Printed- Cars + - Trucks

	W. Georgia Road Southbound			Barker Road Westbound			W. Georgia Road Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
07:00 AM	3	108	111	4	3	7	233	15	248	366
07:15 AM	2	142	144	11	3	14	193	19	212	370
07:30 AM	0	216	216	4	0	4	201	11	212	432
07:45 AM	0	199	199	5	2	7	171	8	179	385
Total	5	665	670	24	8	32	798	53	851	1553
08:00 AM	1	151	152	4	0	4	164	7	171	327
08:15 AM	1	117	118	6	2	8	171	10	181	307
08:30 AM	0	117	117	5	5	10	206	4	210	337
08:45 AM	1	98	99	4	2	6	163	2	165	270
Total	3	483	486	19	9	28	704	23	727	1241
Grand Total	8	1148	1156	43	17	60	1502	76	1578	2794
Apprch %	0.7	99.3		71.7	28.3		95.2	4.8		
Total %	0.3	41.1	41.4	1.5	0.6	2.1	53.8	2.7	56.5	
Cars +	8	1108	1116	39	17	56	1474	75	1549	2721
% Cars +	100	96.5	96.5	90.7	100	93.3	98.1	98.7	98.2	97.4
Trucks	0	40	40	4	0	4	28	1	29	73
% Trucks	0	3.5	3.5	9.3	0	6.7	1.9	1.3	1.8	2.6

TRAFFIC DATA COLLECTION

File Name : Simpsonville(02 - W. Georgia Road & Barker Road)
Site Code :
Start Date : 9/16/2025
Page No : 2

	W. Georgia Road Southbound			Barker Road Westbound			W. Georgia Road Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	**3**	108	111	4	**3**	7	**233**	15	**248**	366
07:15 AM	2	142	144	**11**	3	**14**	193	**19**	212	370
07:30 AM	0	**216**	**216**	4	0	4	201	11	212	**432**
07:45 AM	0	199	199	5	2	7	171	8	179	385
Total Volume	5	665	670	24	8	32	798	53	851	1553
% App. Total	0.7	99.3		75	25		93.8	6.2		
PHF	.417	.770	.775	.545	.667	.571	.856	.697	.858	.899
Cars +	5	644	649	20	8	28	789	52	841	1518
% Cars +	100	96.8	96.9	83.3	100	87.5	98.9	98.1	98.8	97.7
Trucks	0	21	21	4	0	4	9	1	10	35
% Trucks	0	3.2	3.1	16.7	0	12.5	1.1	1.9	1.2	2.3





File Name : Simpsonville(02 - W. Georgia Road & Barker Road)
Site Code :
Start Date : 9/16/2025
Page No : 1

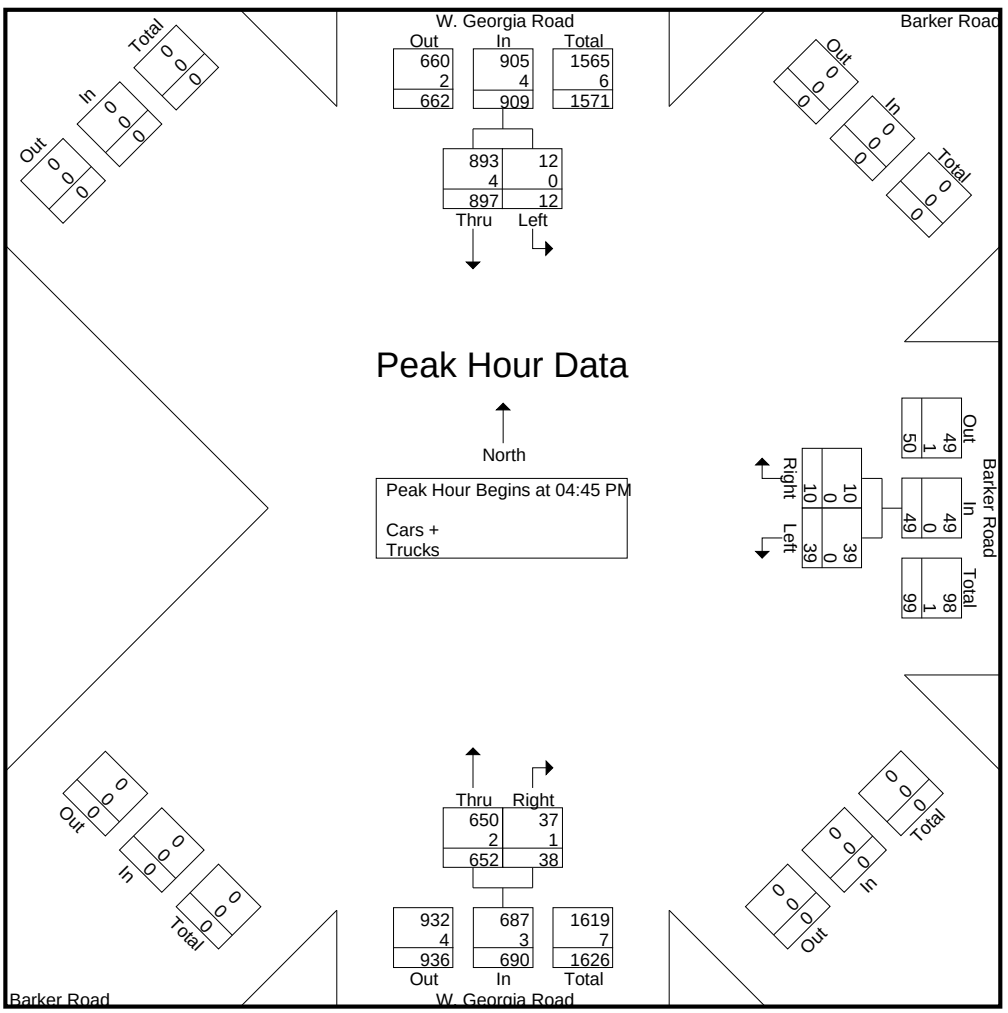
Groups Printed- Cars + - Trucks

	W. Georgia Road Southbound			Barker Road Westbound			W. Georgia Road Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	4	173	177	6	2	8	140	7	147	332
04:15 PM	3	199	202	13	4	17	136	7	143	362
04:30 PM	4	184	188	12	4	16	162	8	170	374
04:45 PM	3	227	230	6	1	7	154	8	162	399
Total	14	783	797	37	11	48	592	30	622	1467
05:00 PM	2	213	215	12	5	17	154	13	167	399
05:15 PM	1	231	232	13	3	16	191	6	197	445
05:30 PM	6	226	232	8	1	9	153	11	164	405
05:45 PM	5	193	198	4	2	6	174	13	187	391
Total	14	863	877	37	11	48	672	43	715	1640
Grand Total	28	1646	1674	74	22	96	1264	73	1337	3107
Apprch %	1.7	98.3		77.1	22.9		94.5	5.5		
Total %	0.9	53	53.9	2.4	0.7	3.1	40.7	2.3	43	
Cars +	28	1637	1665	72	22	94	1255	72	1327	3086
% Cars +	100	99.5	99.5	97.3	100	97.9	99.3	98.6	99.3	99.3
Trucks	0	9	9	2	0	2	9	1	10	21
% Trucks	0	0.5	0.5	2.7	0	2.1	0.7	1.4	0.7	0.7

TRAFFIC DATA COLLECTION

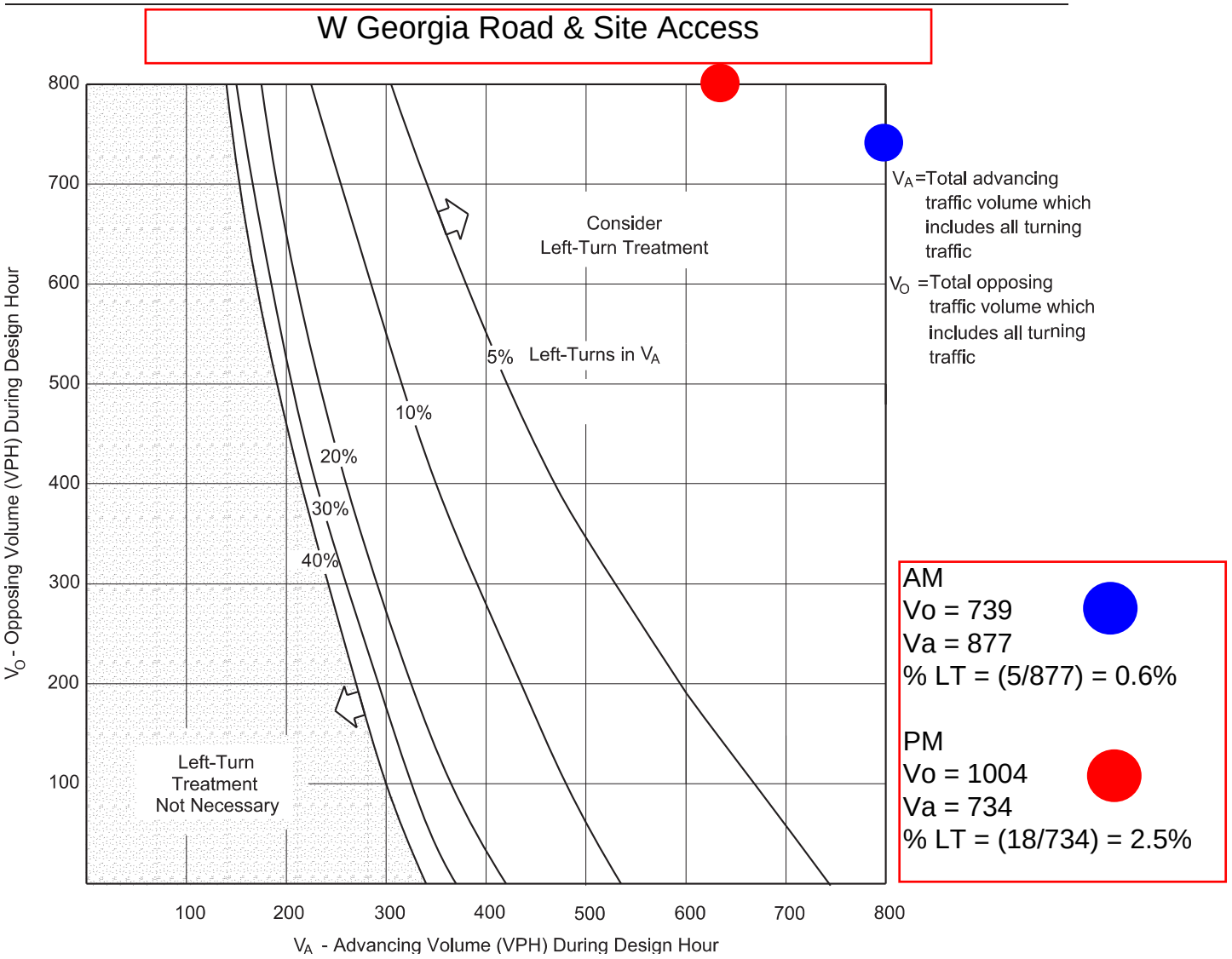
File Name : Simpsonville(02 - W. Georgia Road & Barker Road)
Site Code :
Start Date : 9/16/2025
Page No : 2

	W. Georgia Road Southbound			Barker Road Westbound			W. Georgia Road Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	3	227	230	6	1	7	154	8	162	399
05:00 PM	2	213	215	12	**5**	**17**	154	**13**	167	399
05:15 PM	1	**231**	**232**	**13**	3	16	**191**	6	**197**	**445**
05:30 PM	**6**	226	232	8	1	9	153	11	164	405
Total Volume	12	897	909	39	10	49	652	38	690	1648
% App. Total	1.3	98.7		79.6	20.4		94.5	5.5		
PHF	.500	.971	.980	.750	.500	.721	.853	.731	.876	.926
Cars +	12	893	905	39	10	49	650	37	687	1641
% Cars +	100	99.6	99.6	100	100	100	99.7	97.4	99.6	99.6
Trucks	0	4	4	0	0	0	2	1	3	7
% Trucks	0	0.4	0.4	0	0	0	0.3	2.6	0.4	0.4



APPENDIX B

TURN LANE ANALYSIS



Instructions:

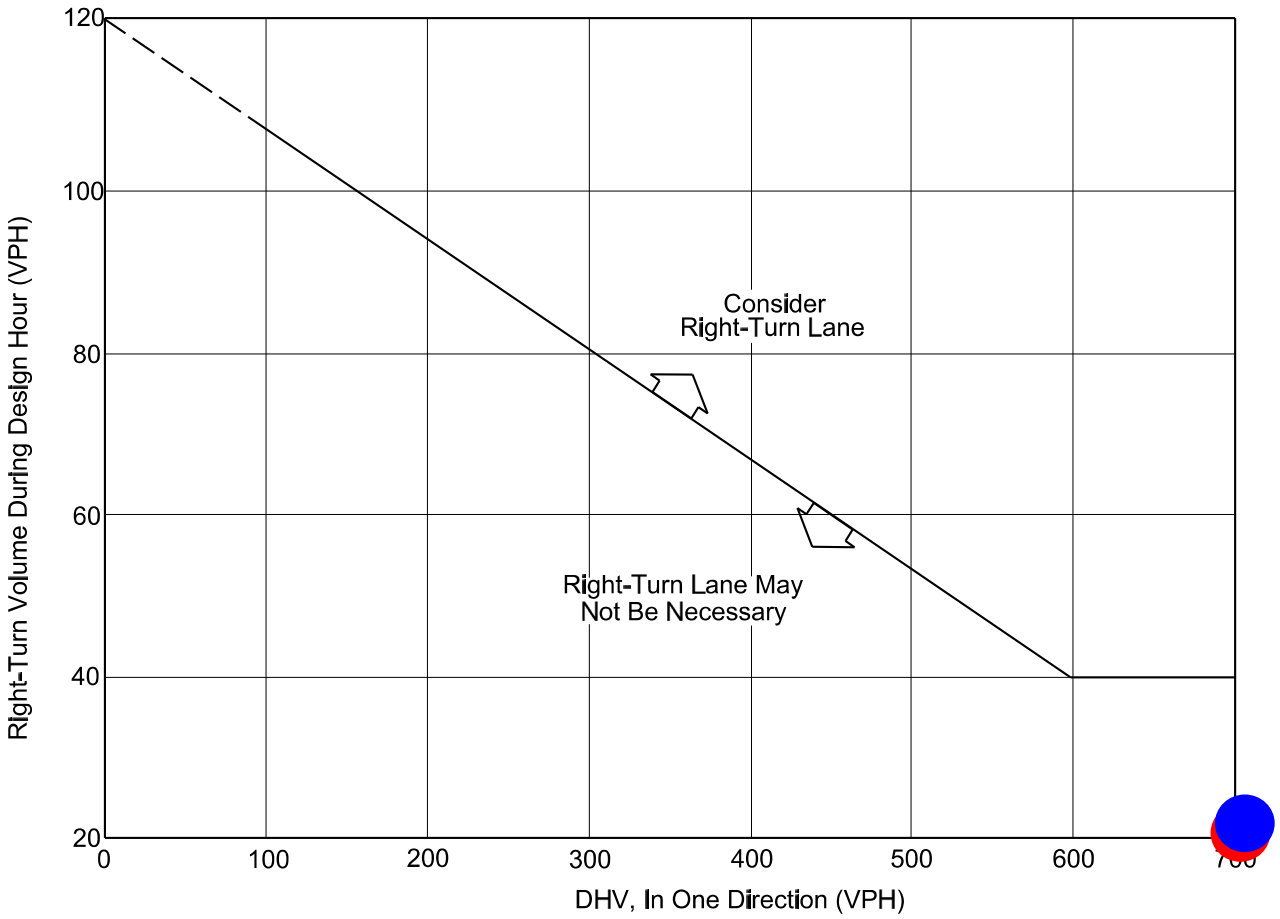
1. *The family of curves represents the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.*

2. *Read V_A and V_O into the chart and locate the intersection of the two volumes.*

3. *Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.*

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (45 mph)
Figure 9.5-F

W Georgia Road & Site Access



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

AM
DHV = 739
RT = 7

PM
DHV = 1004
RT = 21

Example

Given: Design Speed = 35 miles per hour
DHV = 250 vehicles per hour
Right Turns = 100 vehicles per hour

Problem: Determine if a right-turn lane is necessary.

Solution: To read the vertical axis, use 100 – 20 = 80 vehicles per hour. The figure indicates that a right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS
Figure 9.5-A

APPENDIX C

SYNCHRO ANALYSIS REPORTS

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	55	49	753	622	36
Future Vol, veh/h	38	55	49	753	622	36
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	61	54	837	691	40

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1656	711	731	0	-	0
Stage 1	711	-	-	-	-	-
Stage 2	945	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	108	433	873	-	-	-
Stage 1	487	-	-	-	-	-
Stage 2	378	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	95	433	873	-	-	-
Mov Cap-2 Maneuver	95	-	-	-	-	-
Stage 1	431	-	-	-	-	-
Stage 2	378	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	51	0.6	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	873	-	176	-	-
HCM Lane V/C Ratio	0.062	-	0.587	-	-
HCM Ctrl Dly (s/v)	9.4	0	51	-	-
HCM Lane LOS	A	A	F	-	-
HCM 95th %tile Q (veh)	0.2	-	3.2	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	24	8	798	53	5	665
Future Vol, veh/h	24	8	798	53	5	665
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	9	887	59	6	739

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1668	917	0	0	946	0
Stage 1	917	-	-	-	-	-
Stage 2	751	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	106	330	-	-	725	-
Stage 1	390	-	-	-	-	-
Stage 2	466	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	105	330	-	-	725	-
Mov Cap-2 Maneuver	105	-	-	-	-	-
Stage 1	390	-	-	-	-	-
Stage 2	459	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	44	0	0.1
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	127	725	-
HCM Lane V/C Ratio	-	-	0.28	0.008	-
HCM Ctrl Dly (s/v)	-	-	44	10	0
HCM Lane LOS	-	-	E	B	A
HCM 95th %tile Q (veh)	-	-	1.1	0	-

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	34	51	29	634	858	59
Future Vol, veh/h	34	51	29	634	858	59
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	57	32	704	953	66

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1754	986	1019	0	-	0
Stage 1	986	-	-	-	-	-
Stage 2	768	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	94	301	681	-	-	-
Stage 1	361	-	-	-	-	-
Stage 2	458	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	87	301	681	-	-	-
Mov Cap-2 Maneuver	87	-	-	-	-	-
Stage 1	333	-	-	-	-	-
Stage 2	458	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	61.3	0.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	681	-	152	-	-
HCM Lane V/C Ratio	0.047	-	0.621	-	-
HCM Ctrl Dly (s/v)	10.5	0	61.3	-	-
HCM Lane LOS	B	A	F	-	-
HCM 95th %tile Q (veh)	0.1	-	3.4	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	39	10	652	38	12	897
Future Vol, veh/h	39	10	652	38	12	897
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	11	724	42	13	997

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1768	745	0	0	766	0
Stage 1	745	-	-	-	-	-
Stage 2	1023	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	92	414	-	-	847	-
Stage 1	469	-	-	-	-	-
Stage 2	347	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	89	414	-	-	847	-
Mov Cap-2 Maneuver	89	-	-	-	-	-
Stage 1	469	-	-	-	-	-
Stage 2	335	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	70.3	0	0.1
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	106	847	-
HCM Lane V/C Ratio	-	-	0.514	0.016	-
HCM Ctrl Dly (s/v)	-	-	70.3	9.3	0
HCM Lane LOS	-	-	F	A	A
HCM 95th %tile Q (veh)	-	-	2.3	0	-

Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	41	59	53	814	673	39
Future Vol, veh/h	41	59	53	814	673	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	46	66	59	904	748	43

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1792	770	791	0	-	0
Stage 1	770	-	-	-	-	-
Stage 2	1022	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	89	401	829	-	-	-
Stage 1	457	-	-	-	-	-
Stage 2	347	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	76	401	829	-	-	-
Mov Cap-2 Maneuver	76	-	-	-	-	-
Stage 1	392	-	-	-	-	-
Stage 2	347	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	82.4	0.6	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	829	-	146	-	-
HCM Lane V/C Ratio	0.071	-	0.761	-	-
HCM Ctrl Dly (s/v)	9.7	0	82.4	-	-
HCM Lane LOS	A	A	F	-	-
HCM 95th %tile Q (veh)	0.2	-	4.6	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	9	863	57	5	719
Future Vol, veh/h	26	9	863	57	5	719
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	10	959	63	6	799

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1802	991	0	0	1022	0
Stage 1	991	-	-	-	-	-
Stage 2	811	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	88	299	-	-	679	-
Stage 1	359	-	-	-	-	-
Stage 2	437	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	87	299	-	-	679	-
Mov Cap-2 Maneuver	87	-	-	-	-	-
Stage 1	359	-	-	-	-	-
Stage 2	430	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	57.4	0	0.1
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	106	679	-
HCM Lane V/C Ratio	-	-	0.367	0.008	-
HCM Ctrl Dly (s/v)	-	-	57.4	10.3	0
HCM Lane LOS	-	-	F	B	A
HCM 95th %tile Q (veh)	-	-	1.5	0	-

Intersection	
Int Delay, s/veh	5.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	37	55	31	686	928	64
Future Vol, veh/h	37	55	31	686	928	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	61	34	762	1031	71

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1897	1067	1102	0	-	0
Stage 1	1067	-	-	-	-	-
Stage 2	830	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	76	270	633	-	-	-
Stage 1	331	-	-	-	-	-
Stage 2	428	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	69	270	633	-	-	-
Mov Cap-2 Maneuver	69	-	-	-	-	-
Stage 1	300	-	-	-	-	-
Stage 2	428	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	105.6	0.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	633	-	124	-	-
HCM Lane V/C Ratio	0.054	-	0.824	-	-
HCM Ctrl Dly (s/v)	11	0	105.6	-	-
HCM Lane LOS	B	A	F	-	-
HCM 95th %tile Q (veh)	0.2	-	5	-	-

Intersection	
Int Delay, s/veh	3.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	42	11	705	41	13	970
Future Vol, veh/h	42	11	705	41	13	970
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	12	783	46	14	1078

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1912	806	0	0	829	0
Stage 1	806	-	-	-	-	-
Stage 2	1106	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	75	382	-	-	803	-
Stage 1	439	-	-	-	-	-
Stage 2	317	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	72	382	-	-	803	-
Mov Cap-2 Maneuver	72	-	-	-	-	-
Stage 1	439	-	-	-	-	-
Stage 2	303	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	107.4	0	0.1
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	87	803	-
HCM Lane V/C Ratio	-	-	0.677	0.018	-
HCM Ctrl Dly (s/v)	-	-	107.4	9.6	0
HCM Lane LOS	-	-	F	A	A
HCM 95th %tile Q (veh)	-	-	3.3	0.1	-

Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	41	60	55	831	679	39
Future Vol, veh/h	41	60	55	831	679	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	46	67	61	923	754	43

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1821	776	797	0	-	0
Stage 1	776	-	-	-	-	-
Stage 2	1045	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	85	397	825	-	-	-
Stage 1	454	-	-	-	-	-
Stage 2	339	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	72	397	825	-	-	-
Mov Cap-2 Maneuver	72	-	-	-	-	-
Stage 1	385	-	-	-	-	-
Stage 2	339	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	92.2	0.6	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	825	-	140	-	-
HCM Lane V/C Ratio	0.074	-	0.802	-	-
HCM Ctrl Dly (s/v)	9.7	0	92.2	-	-
HCM Lane LOS	A	A	F	-	-
HCM 95th %tile Q (veh)	0.2	-	5	-	-

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	9	868	57	7	733
Future Vol, veh/h	26	9	868	57	7	733
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	10	964	63	8	814

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1826	996	0	0	1027	0
Stage 1	996	-	-	-	-	-
Stage 2	830	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	85	297	-	-	676	-
Stage 1	357	-	-	-	-	-
Stage 2	428	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	83	297	-	-	676	-
Mov Cap-2 Maneuver	83	-	-	-	-	-
Stage 1	357	-	-	-	-	-
Stage 2	419	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	60.6	0	0.1
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	102	676	-
HCM Lane V/C Ratio	-	-	0.381	0.012	-
HCM Ctrl Dly (s/v)	-	-	60.6	10.4	0
HCM Lane LOS	-	-	F	B	A
HCM 95th %tile Q (veh)	-	-	1.5	0	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	19	16	5	872	732	7
Future Vol, veh/h	19	16	5	872	732	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	18	6	969	813	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1798	817	821	0	-	0
Stage 1	817	-	-	-	-	-
Stage 2	981	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	88	376	808	-	-	-
Stage 1	434	-	-	-	-	-
Stage 2	363	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	87	376	808	-	-	-
Mov Cap-2 Maneuver	87	-	-	-	-	-
Stage 1	427	-	-	-	-	-
Stage 2	363	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	42.5	0.1	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	808	-	134	-	-
HCM Lane V/C Ratio	0.007	-	0.29	-	-
HCM Ctrl Dly (s/v)	9.5	0	42.5	-	-
HCM Lane LOS	A	A	E	-	-
HCM 95th %tile Q (veh)	0	-	1.1	-	-

Intersection	
Int Delay, s/veh	6.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	37	57	32	697	947	64
Future Vol, veh/h	37	57	32	697	947	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	63	36	774	1052	71

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1934	1088	1123	0	-	0
Stage 1	1088	-	-	-	-	-
Stage 2	846	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	72	262	622	-	-	-
Stage 1	323	-	-	-	-	-
Stage 2	421	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	65	262	622	-	-	-
Mov Cap-2 Maneuver	65	-	-	-	-	-
Stage 1	290	-	-	-	-	-
Stage 2	421	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	120.5	0.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	622	-	119	-	-
HCM Lane V/C Ratio	0.057	-	0.878	-	-
HCM Ctrl Dly (s/v)	11.1	0	120.5	-	-
HCM Lane LOS	B	A	F	-	-
HCM 95th %tile Q (veh)	0.2	-	5.4	-	-

Intersection	
Int Delay, s/veh	3.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	42	13	721	41	14	979
Future Vol, veh/h	42	13	721	41	14	979
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	14	801	46	16	1088

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1944	824	0	0	847	0
Stage 1	824	-	-	-	-	-
Stage 2	1120	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	71	373	-	-	790	-
Stage 1	431	-	-	-	-	-
Stage 2	312	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	67	373	-	-	790	-
Mov Cap-2 Maneuver	67	-	-	-	-	-
Stage 1	431	-	-	-	-	-
Stage 2	296	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	122.8	0	0.1
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	83	790	-
HCM Lane V/C Ratio	-	-	0.736	0.02	-
HCM Ctrl Dly (s/v)	-	-	122.8	9.6	0
HCM Lane LOS	-	-	F	A	A
HCM 95th %tile Q (veh)	-	-	3.6	0.1	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	12	10	18	716	983	21
Future Vol, veh/h	12	10	18	716	983	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	11	20	796	1092	23

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1940	1104	1115	0	-	0
Stage 1	1104	-	-	-	-	-
Stage 2	836	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	72	257	626	-	-	-
Stage 1	317	-	-	-	-	-
Stage 2	425	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	68	257	626	-	-	-
Mov Cap-2 Maneuver	68	-	-	-	-	-
Stage 1	299	-	-	-	-	-
Stage 2	425	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	51.1	0.3	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	626	-	102	-	-
HCM Lane V/C Ratio	0.032	-	0.24	-	-
HCM Ctrl Dly (s/v)	10.9	0	51.1	-	-
HCM Lane LOS	B	A	F	-	-
HCM 95th %tile Q (veh)	0.1	-	0.9	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	19	16	5	872	732	7
Future Vol, veh/h	19	16	5	872	732	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	150	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	18	6	969	813	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1798	817	821	0	-	0
Stage 1	817	-	-	-	-	-
Stage 2	981	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	88	376	808	-	-	-
Stage 1	434	-	-	-	-	-
Stage 2	363	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	87	376	808	-	-	-
Mov Cap-2 Maneuver	87	-	-	-	-	-
Stage 1	431	-	-	-	-	-
Stage 2	363	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	42.5	0.1	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	808	-	134	-	-
HCM Lane V/C Ratio	0.007	-	0.29	-	-
HCM Ctrl Dly (s/v)	9.5	-	42.5	-	-
HCM Lane LOS	A	-	E	-	-
HCM 95th %tile Q (veh)	0	-	1.1	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	12	10	18	716	983	21
Future Vol, veh/h	12	10	18	716	983	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	150	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	11	20	796	1092	23

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1940	1104	1115	0	-	0
Stage 1	1104	-	-	-	-	-
Stage 2	836	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	72	257	626	-	-	-
Stage 1	317	-	-	-	-	-
Stage 2	425	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	70	257	626	-	-	-
Mov Cap-2 Maneuver	70	-	-	-	-	-
Stage 1	307	-	-	-	-	-
Stage 2	425	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	49.4	0.3	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	626	-	105	-	-
HCM Lane V/C Ratio	0.032	-	0.233	-	-
HCM Ctrl Dly (s/v)	10.9	-	49.4	-	-
HCM Lane LOS	B	-	E	-	-
HCM 95th %tile Q (veh)	0.1	-	0.8	-	-

APPENDIX D

SIMTRAFFIC ANALYSIS REPORTS

Intersection: 1: W. Georgia Road & Moore Road

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	121	190
Average Queue (ft)	50	39
95th Queue (ft)	98	123
Link Distance (ft)	1380	430
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: W. Georgia Road & Barker Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	57	5	75
Average Queue (ft)	22	0	5
95th Queue (ft)	50	4	38
Link Distance (ft)	1014	980	265
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: W. Georgia Road & Moore Road

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	125	212	4
Average Queue (ft)	49	37	0
95th Queue (ft)	102	130	3
Link Distance (ft)	1380	430	1121
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: W. Georgia Road & Barker Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	94	2	119
Average Queue (ft)	32	0	14
95th Queue (ft)	72	2	66
Link Distance (ft)	1014	980	265
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: W. Georgia Road & Moore Road

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	182	240	2
Average Queue (ft)	60	48	0
95th Queue (ft)	148	150	2
Link Distance (ft)	1380	430	1121
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: W. Georgia Road & Barker Road

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	87	57
Average Queue (ft)	27	4
95th Queue (ft)	67	28
Link Distance (ft)	1014	265
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: W. Georgia Road & Moore Road

Movement	EB	NB	B3	SB
Directions Served	LR	LT	T	TR
Maximum Queue (ft)	200	263	34	7
Average Queue (ft)	71	52	2	0
95th Queue (ft)	163	179	48	4
Link Distance (ft)	1380	430	265	1121
Upstream Blk Time (%)		0	0	
Queuing Penalty (veh)		2	1	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: W. Georgia Road & Barker Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	102	12	86
Average Queue (ft)	37	0	10
95th Queue (ft)	79	10	49
Link Distance (ft)	1014	980	265
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 3

Intersection: 1: W. Georgia Road & Moore Road

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	160	197	2
Average Queue (ft)	58	47	0
95th Queue (ft)	115	130	2
Link Distance (ft)	1380	424	1121
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: W. Georgia Road & Barker Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	78	5	121
Average Queue (ft)	26	0	9
95th Queue (ft)	60	5	60
Link Distance (ft)	1014	980	272
Upstream Blk Time (%)			0
Queuing Penalty (veh)			0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: W. Georgia Road & Site Access

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	59	113	6
Average Queue (ft)	22	7	0
95th Queue (ft)	50	52	4
Link Distance (ft)	982	272	424
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: W. Georgia Road & Moore Road

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	220	279	12
Average Queue (ft)	80	62	0
95th Queue (ft)	192	192	7
Link Distance (ft)	1380	424	1121
Upstream Blk Time (%)		0	
Queuing Penalty (veh)		0	
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: W. Georgia Road & Barker Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	131	40	178
Average Queue (ft)	43	2	18
95th Queue (ft)	97	32	91
Link Distance (ft)	1014	980	272
Upstream Blk Time (%)			0
Queuing Penalty (veh)			1
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: W. Georgia Road & Site Access

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	62	216	11
Average Queue (ft)	19	33	0
95th Queue (ft)	51	128	8
Link Distance (ft)	982	272	424
Upstream Blk Time (%)		0	
Queuing Penalty (veh)		2	
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 2

Intersection: 1: W. Georgia Road & Moore Road

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	160	196	2
Average Queue (ft)	58	46	0
95th Queue (ft)	116	129	2
Link Distance (ft)	1380	423	1121
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: W. Georgia Road & Barker Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	84	4	152
Average Queue (ft)	27	0	11
95th Queue (ft)	63	3	68
Link Distance (ft)	1008	981	270
Upstream Blk Time (%)			0
Queuing Penalty (veh)			0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: W. Georgia Road & Site Access

Movement	EB	NB	SB
Directions Served	LR	L	TR
Maximum Queue (ft)	58	31	13
Average Queue (ft)	22	3	0
95th Queue (ft)	50	16	10
Link Distance (ft)	976		423
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		150	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: W. Georgia Road & Moore Road

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	221	290	12
Average Queue (ft)	82	63	1
95th Queue (ft)	193	194	8
Link Distance (ft)	1380	423	1121
Upstream Blk Time (%)		0	
Queuing Penalty (veh)		0	
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: W. Georgia Road & Barker Road

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	133	160
Average Queue (ft)	45	17
95th Queue (ft)	101	82
Link Distance (ft)	1008	270
Upstream Blk Time (%)		0
Queuing Penalty (veh)		0
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: W. Georgia Road & Site Access

Movement	EB	NB	NB	SB
Directions Served	LR	L	T	TR
Maximum Queue (ft)	66	35	10	5
Average Queue (ft)	20	10	0	0
95th Queue (ft)	52	32	10	5
Link Distance (ft)	976		270	423
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)		150		
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 0

City of Simpsonville – Submission of Council Agenda Item

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

To: Tee Coker, City Administrator

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

From: Tim Pinkerton

Department: Council

Date Submitted: 10/19/2025

Please include the following item on the agenda for (date of meeting): 10/28/2025

Agenda Item Title:

Amend Ordinance Sec. 16-4. - Wards; boundaries.

Summary of Item / Purpose:

The referenced ordinance should be amended and worded as suggested and approved/amended by Counsel:

The ward lines for each ward within the city are as modified, based upon the most recent Census, in accordance with the ward map made a part of this section by reference. Areas annexed to the city shall be assigned to a ward by ordinance at the time of such annexation.

Currenetly reads as:

The ward lines for each ward within the city are as modified, based upon the 2000 Decennial Census, in accordance with the proposed ward map made a part of this section by reference. Areas annexed to the city shall be assigned to a ward by ordinance at the time of such annexation.

Are supporting documents attached?

☐ Yes ☑ No