

# PLANNING COMMISSION

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**Meeting Date:** August 5, 2025 6:30pm  
**Type of Agenda Item:** 2025 Comprehensive Plan Evaluation  
**Meeting Location:** 425 E. Curtis St (City Hall) Simpsonville, SC 29681  
**Docket#:** 2025 Comprehensive Plan Evaluation  
**Attachments:** Proposed Draft Evaluation

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## ***REQUEST***

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The City of Simpsonville Planning Department has completed the required 5-year Comprehensive Plan Evaluation. This material will be presented before the planning commission for their review and recommendation.

## ***MORE INFORMATION***

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For more information or to inquire about the petition, contact the Simpsonville Planning & Zoning Department at 967-9526



# 2025 COMPREHENSIVE PLAN EVALUATION



  
SIMPLY HOME

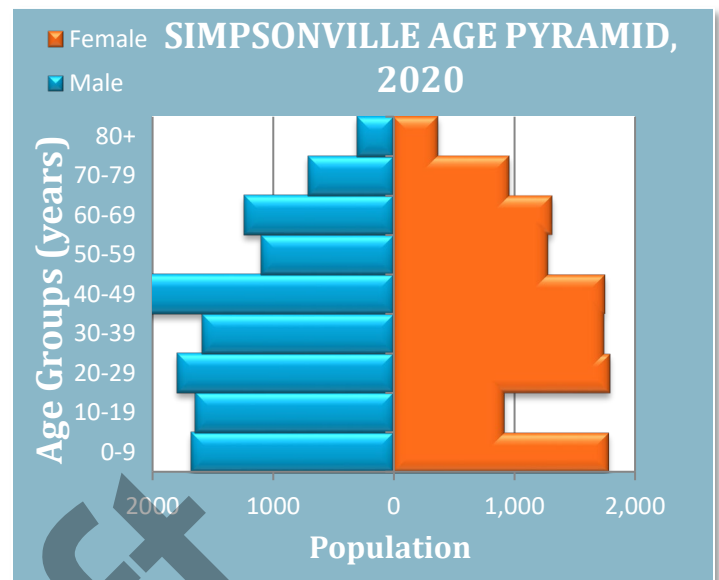


## The City's Population Growth

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

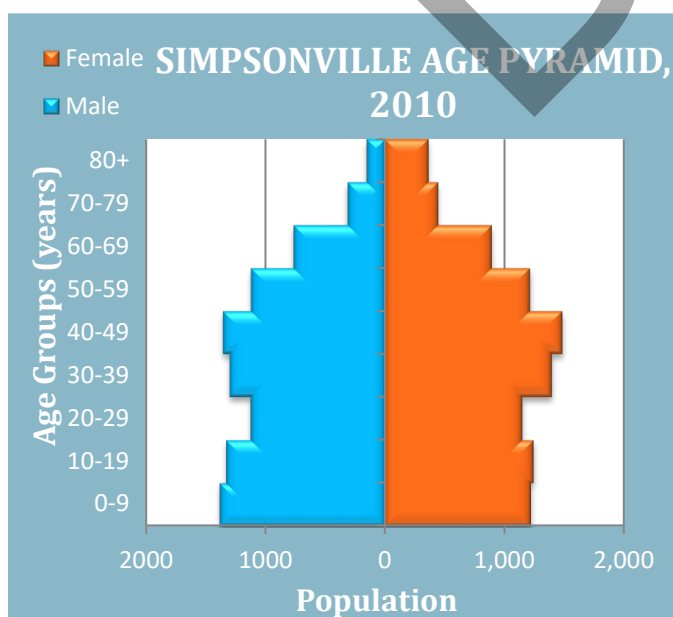
## The City's Demographic Diversity

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



Some other demographic observations include:

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



# Strategies: Progress Report

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## **OBJECTIVE P.1**

### **Ensure accurate population figures**

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

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

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

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

*Status: Complete, Ongoing*

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

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

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

*Status: Complete, Ongoing*

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

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

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

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

*Status: Ongoing*

## **OBJECTIVE P.2**

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

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

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

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

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

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

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

*Status: Ongoing*

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

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

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

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

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

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

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

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

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

### **OBJECTIVE P.3**

**Support the diversity of the population.**

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

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

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

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

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

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

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

*Status: Complete, Ongoing*

### **Findings of Consistency**

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

# Strategies: Progress Report

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## **OBJECTIVE EG.1**

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

### **Strategy EG.1.1**

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

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

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

*Status: Ongoing*

### **Strategy EG.1.2**

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

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

*Status: Ongoing*

### **Strategy EG.1.3**

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

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

### **Strategy EG.1.4**

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

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

*Status: Complete; ongoing*

### **Strategy EG.1.5**

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

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

*Status: Complete*

### **Strategy EG.1.6**

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

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

*Status: Work in progress; ongoing*

### **OBJECTIVE EG.2**

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

### **Strategy EG.2.1**

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

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

### **Strategy EG.2.2**

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

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

### **Strategy EG.2.3**

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

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

### **Strategy EG.2.4**

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

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

### **OBJECTIVE EG.3**

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

### **Strategy EG.3.1**

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

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

*Status: Complete; ongoing*

### **Strategy EG.3.2**

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

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

### **Strategy EG.3.3**

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

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

*Status: Complete*

## **OBJECTIVE EG.4**

### **Support Tourism**

### **Strategy EG.4.1**

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

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

*Status: Complete; ongoing*

### **Strategy EG.4.2**

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

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

*Status: Complete; ongoing*

### **Strategy EG.4.3**

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

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

*Status: Complete; ongoing*

### **Strategy EG.4.4**

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

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

*Status: Complete; ongoing*



### **Strategy EG.5.1**

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

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

*Status: Ongoing*

### **Findings of Consistency**

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

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# Strategies: Progress Report

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## **OBJECTIVE LU.1**

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

### **Strategy LU.1.1**

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

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

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

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

*Status: Complete*

### **Strategy LU.1.2**

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

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

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

*Status: Complete; Ongoing*

### **Strategy LU.1.3**

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

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

*Status: Complete*

## **OBJECTIVE LU.2**

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

### **Strategy LU.2.1**

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

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

*Status: Complete; Ongoing*

### **Strategy LU.2.2**

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

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Minimal effort has been made on this strategy.

*Status: Incomplete; Ongoing*

### **OBJECTIVE LU.3**

**Prioritize infill locations and redevelopment opportunities.**

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

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

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

*Status: Ongoing, working progress*

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

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

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

*Status: Complete, Ongoing*

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

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

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

*Status: Ongoing, working progress*

### **OBJECTIVE LU.4**

**Foster strong neighborhood qualities**

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

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

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

*Status: Complete; Ongoing*

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

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

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

*Status: Incomplete*



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

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

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Minimal progress has been made.

*Status: Incomplete; ongoing*

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

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

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

*Status: Incomplete*

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

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

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

*Status: Complete*

### **OBJECTIVE LU.5**

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

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

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

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

*Status: Complete; ongoing*

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

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

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

*Status: Complete; ongoing*

### **Findings of Consistency**

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

# Strategies:

## Progress Report

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### **OBJECTIVE H.1**

**Improve housing choice and affordability.**

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

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

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

*Status: Complete*

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

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

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

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

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

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

*Status: Incomplete*

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

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

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

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

### **OBJECTIVE H.2**

**Promote quality neighborhoods**

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

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

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

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

**Promote interconnectivity between neighborhoods and destinations.**

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

*Status: Ongoing*

### **Strategy H.2.3**

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

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

*Status: Ongoing*

### **Strategy H.2.4**

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

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

*Status: Complete; ongoing*

### **Strategy H.2.5**

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

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

*Status: Complete*

### **Strategy H.2.6**

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

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

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

*Status: Complete; ongoing*

## **Findings of Consistency**

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



# Strategies: Progress Report

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## **OBJECTIVE CR.1**

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

### **Strategy CR.1.1**

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

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

*Status: Ongoing*

### **Strategy CR.1.2**

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

Minimal progress has been made on this strategy.

*Status: Incomplete*

### **Strategy CR.1.3**

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

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

*Status: Incomplete*

## **OBJECTIVE CR.2**

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

### **Strategy CR.2.1**

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

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

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

*Status: Complete; ongoing*

### **Strategy CR.2.2**

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

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

*Status: Ongoing*

### **OBJECTIVE CR.3**

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

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

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

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

*Status: Ongoing*

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

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

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

*Status: Incomplete, slated*

### **OBJECTIVE CR.4**

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

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

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

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

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

*Status: Complete, ongoing*

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

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

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

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

*Status: Ongoing.*

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

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

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

*Status: Complete; Ongoing*

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

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

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

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

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

*Status: Complete; Ongoing*

### **Findings of Consistency**

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



# Strategies: Progress Report

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## **OBJECTIVE PF.1**

***Provide efficient public services.***

### **Strategy PF.1.1**

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

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

Status: Complete; ongoing

### **Strategy PF.1.2**

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

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

### **Strategy PF.1.3**

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

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

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

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

Status: Complete; ongoing

## **OBJECTIVE PF.2**

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

### **Strategy PF.2.1**

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

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

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

Status: Working progress

### **Strategy PF.2.2**

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

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

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

carefully designed architectural features and layout.

*Status: Complete, ongoing*

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

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

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

*Status: Complete, ongoing.*

**OBJECTIVE PF.3**

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

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

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

*Status: Incomplete*

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

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

*Status: Complete, ongoing*

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

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

*Status: Incomplete*

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

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

*Status: Complete, Ongoing*

**OBJECTIVE PF.4**

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

**Findings of Consistency**

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

**Strategy PF.4.1**

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

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

*Status: Complete; Ongoing*

**Strategy PF.4.2**

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

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

*Status: Complete; Ongoing*

**Strategy PF.4.3**

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

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

*Status: Complete; Ongoing*



# Strategies: Progress Report

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## **OBJECTIVE T.1**

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

### **Strategy T.1.1**

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

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

*Status: Complete*

### **Strategy T.1.2**

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

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

*Status: Complete, work in progress*

### **Strategy T.1.3**

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

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

*Status: Work in progress*

### **Strategy T.1.4**

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

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

*Status: Work In progress*

### **Strategy T.1.5**

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

Minimal progress has been made regarding this strategy.

*Status: Incomplete*

### **Strategy T.1.6**

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

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

*Status: Complete, ongoing*

### **Strategy T.1.7**

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

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

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

*Status: Ongoing*

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

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

*Status: Complete, Ongoing*

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

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

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

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

*Status: Complete*

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

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

*Status: Work In Progress*

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

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

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

*Status: Incomplete, work in progress*

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

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

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

*Status: Incomplete*

### **Strategy T.3.3**

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

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

*Status: Complete, work in progress*

### **Strategy T.3.4**

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

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

*Status: Partially complete, work in progress*

### **Strategy T.3.5**

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

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

*Status: Working in progress*

### **OBJECTIVE T.4**

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

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

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

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

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

*Status: Incomplete*

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

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

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

### **OBJECTIVE T.5**

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

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

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

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

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

*Status: Complete, ongoing*

### **Strategy T.5.2**

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

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

*Status: Complete, ongoing*

## **Findings of Consistency**

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



# Strategies: Progress Report

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## **OBJECTIVE NR.1**

***Promote sustainable development practices.***

### **Strategy NR.1.1**

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

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

### **Strategy NR.1.2**

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

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

### **Strategy NR.1.3**

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

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

### **Strategy NR.1.4**

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

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

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

*Status: Complete*

## **OBJECTIVE NR.2**

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

### **Strategy NR.2.1**

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

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

### **Strategy NR.2.2**

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

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

*Status: Complete, ongoing*

### **Strategy NR.2.3**

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

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

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

*Status: Complete, ongoing*

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

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

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

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

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

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

### **OBJECTIVE NR.3**

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

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

**Encourage energy efficiency in design.**

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

*Status: Incomplete*

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

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

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

### **Findings of Consistency**

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

# Strategies:

## Progress Report

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### **OBJECTIVE PI.1**

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

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

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

*Status:*

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

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

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

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

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

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

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

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

## **Transportation Alternatives**

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

## **"C" Funds**

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

## **Funds Administered by GPATS**

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

## **Other Financing Opportunities**

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

## **OBJECTIVE PI.2**

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

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

## **Underground Utilities**

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

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

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

Status: Complete, on going

### Downtown Improvements

- Downtown festival street project
- Downtown Streetscape project

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

Status: In progress

### Acquire Property for Affordable Housing

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

Status: *Incomplete*

### Public Facilities Improvements

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

Status: Complete

### Improve Historic and Cultural Facilities

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

Status: *Complete*

### Additional Cultural Facilities

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

Status: *Complete*

### Create Areas for Public Art

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

Status: *Work in progress*

### Solid Waste and Recycling Collection

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

Status: Complete

### Energy Conservation Improvements

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

Status: Complete, on going



### Road Improvements

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

Status: *Work in progress*

### Sidewalk Improvements

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

Status: *Complete, work in progress*

### Bicycle Lane and Parking Improvements

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

Status: *Complete, Ongoing*

### Mass Transit Components

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

Status: *Incomplete*

### Gateway Enhancements

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

Status: *Partially completed, Ongoing*

### Multi-Use Paths and Trails

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

Status: *Partially completed, working in progress*

## **OBJECTIVE PI.3**

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

### Coordinate with surrounding jurisdictions

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

Status: *Complete, Ongoing.*

### Coordinate with SCDOT and GPATS

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

Status: *Complete, Ongoing*

### Coordinate with the School District

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

Status: *Complete, Ongoing*

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

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

*Status: Incomplete*

## **Findings of Consistency**

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