



**CITY OF SIMPSONVILLE: CITY COUNCIL COMMITTEE OF THE WHOLE MEETING  
— AGENDA —**

Council Chambers, Simpsonville City Hall | March 24, 2026 | 6 p.m.

**1. CALL TO ORDER**

Presiding Officer: Paul Shewmaker, Mayor

**2. ROLL CALL**

Recorder: Ashley Clark, Clerk of Council

**3. PLEDGE OF ALLEGIANCE**

**4. PROCLAMATION: CHILD ABUSE PREVENTION MONTH**

Paul Shewmaker, Mayor & Kristen Koepke, Victim's Advocate

**5. APPROVAL OF MINUTES: Feb. 24, 2026**

**6. CITIZEN COMMENTS**

**(Code of Ordinances: Chapter 2, Article II, Division 2, Sec. 2-69.b.1)** Citizens of the City or others who have standing in the City, such as business owners, shall be entitled to appear before council at regular meetings. Such persons may speak regarding matters that are within the jurisdiction of the City, except for personnel matters. At least 10 minutes prior to the time the meeting is scheduled to commence, such person wishing to appear before council must place his or her name, address, and topic to be addressed on the public comments sign-up list maintained by the City Clerk. Individual comments shall be limited to three minutes.

**7. STAFF REPORTS**

Department heads will be available to answer any questions concerning the monthly reports for Fire, Parks & Recreation, Police, and Public Works.

**A. Financial Report**

Maria Tooley, Finance Director

**B. City Administrator Report**

Tee Coker, City Administrator

**8. BUSINESS**

**A. Ordinance AXZ-2025-05, to propose annexation of property at 133 Hammond Road**

Jon Derby, Planning Director

**B. Ordinance Z-2026-01, to propose rezoning of property located at 206 Ladean Court**

Jon Derby, Planning Director

**C. Resolution R-2026-08, to accept the allocation of Community Development Block Grant and Home funds from Greenville County Redevelopment Authority as set for Program Year 2026**

Tee Coker, City Administrator

**D. Resolution R-2026-09, to approve funding for an impact fee study and capital improvement plan that will fund certain municipal facilities and equipment, public safety needs, and recreation facilities (park)** Councilmember Tim Pinkerton, Ward 5

**E. Resolution R-2026-10, to include in the Fiscal Year 2026-2027 budget and make immediately effective an approved updated fee schedule for processing public records requests per S.C. Code Ann. § 30-4-30(B) of South Carolina Freedom of Information Act, S.C. Code Ann. § Title 30, Chapter 4**

Justin Campbell, Community Relations Specialist

**9. ADJOURNMENT**





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

*(Due at 12 p.m. on the Tuesday prior to the meeting)*

**To:** Ashley Clark, Clerk of Council

**From:** Justin Campbell

**Department:** Administration

**Date Submitted:** 03/09/2026

**Please include the following item on the agenda for:**

Committee of the Whole Meeting (4th Tuesday of the month)    **Date:** 03/24/2026

Business Meeting (2nd Tuesday of the month)    **Date:**

Proclamation - Child Abuse Prevention Month

**Agenda Item Title:**

**Summary of Item / Purpose:**

To read proclamation declaring April 2026 Child Abuse Prevention Month in the City of Simpsonville to show support for and dedication to efforts in ending child abuse as part of month-long educational initiative by Simpsonville Police Department

**Action Requested of Council:**

- Discussion Only
- First Reading
- Second Reading
- Approval / Vote
- Other: Read proclamation

**Are supporting documents attached?**

- Yes       No

# City of Simpsonville Proclamation

## ESTABLISHING THE MONTH OF APRIL IN THE CITY OF SIMPSONVILLE, S.C. AS CHILD ABUSE PREVENTION MONTH

**WHEREAS**, the protection, care, and well being of children represent one of the most solemn responsibilities entrusted to any community, and the City of Simpsonville affirms that the future strength and prosperity of our city, state, and nation depend upon the safety and security of our youngest residents; and

**WHEREAS**, child abuse and neglect are serious issues affecting families in every community, including the City of Simpsonville, requiring continued vigilance, compassion, and coordinated action to prevent harm and support those affected; and

**WHEREAS**, prevention is most effective when individuals, families, schools, faith-based communities, civic organizations, healthcare providers, law enforcement, and social service agencies work together to create safe, stable, and nurturing environments for all children; and

**WHEREAS**, state and local agencies, advocates, and community partners work tirelessly to strengthen families, raise awareness, and support the healing and justice of children who have suffered abuse; and

**WHEREAS**, every child deserves to grow and thrive free from harm, supported by a community that values their dignity, safeguards their potential, and accepts the shared responsibility of protecting those who cannot protect themselves; and

**WHEREAS**, the month of April is nationally recognized as Child Abuse Prevention Month, providing an opportunity for communities to renew their commitment to protecting children and supporting families; and

**WHEREAS**, in his 1963 message to the US Committee for UNICEF, President John F. Kennedy stated, "Children are the world's most valuable resource and its best hope for the future."

**FURTHERMORE**, the City of Simpsonville and the Simpsonville Police Department recognize the vital importance of ongoing community engagement, education, and advocacy efforts to prevent child abuse and strengthen family well being; and

**FURTHERMORE**, it is the collective duty of residents, institutions, and organizations to unite in purpose and action to ensure that every child in Simpsonville is provided the opportunity to grow in safety, health, and hope.

**NOW THEREFORE**, the City of Simpsonville, South Carolina, proclaims April 2026 as Child Abuse Prevention Month and calls upon all citizens to observe this month by promoting awareness, supporting prevention initiatives, and reinforcing the community bonds that protect and uplift every child.



**IN WITNESS WHEREOF,**

the City of Simpsonville affirms its dedication to fostering a safer, more nurturing environment for all children, both now and in the years to come. I have set my hand and caused the seal of the City of Simpsonville to be affixed this 24th day of March in the year of our Lord 2026.

Paul Shewmaker, Mayor

BACK TO AGENDA

**CITY OF SIMPSONVILLE: CITY COUNCIL COMMITTEE OF THE WHOLE MEETING  
MINUTES**

Council Chambers, Simpsonville City Hall | Feb. 24, 2026 | 6 p.m.

**1. CALL TO ORDER**

Presiding Officer: Paul Shewmaker, Mayor

**2. ROLL CALL**

<u>Councilmember</u>	<u>Present</u>	<u>Absent</u>
Ward 1 – Chad O’Rear	✓	
Ward 2 – Aaron Rupe	✓	
Ward 3 – Shannon Williams	✓	
Ward 4 – Sherry Roche	✓	
Ward 5 – Tim Pinkerton	✓	
Ward 6 – Jerry Tusso	✓	
Mayor Paul Shewmaker	✓	



**3. PLEDGE OF ALLEGIANCE**

**4. PRESENTATION**

- A. **FY 2024-2025 Annual Comprehensive Financial Audit by David Phillips of Greene Finney Cauley, LLC**
- B. **FEMA Reimbursement and Stormwater Projects by Larry Hughes of ICF**

**5. APPROVAL OF MINUTES**

- A. Minutes from Committee of the Whole Meeting of Jan. 27, 2026 were approved with corrections by Councilmember O’Rear to spellings of Tripp Tuttle and Kim Johnston and vote for Business Item 7.H. from 6-0 to 6-1
- B. Minutes from Special Called Meeting of Feb. 3, 2026 were approved as written.

**6. CITIZEN COMMENTS:** None

**7. STAFF REPORTS PRESENTED**

- A. **Finance Director Maria Tooley presented the Monthly Financial Report.**
- B. **City Administrator Tee Coker presented the City Administrator Report.**

**8. BUSINESS ITEMS**

- A. **Proposed Ordinance O-2026-02, Mayor and Council Compensation**  
Motion by Mayor Shewmaker with a second by Councilmember Pinkerton to move to the next business meeting Proposed Ordinance O-2026-02, Mayor and Council Compensation. Y-6 N-1. Councilmember Rupe voting no. Motion carried.

**B. Proposed Ordinance O-2026-03, to amend Division 2 (Junk or Abandoned Vehicles) of Article 2 (Nuisances) of Chapter 18 (Environment)**

Motion by Councilmember Roche with a second by Councilmember Williams to move to the next business meeting Proposed Ordinance O-2026-03, to amend Division 2 (Junk or Abandoned Vehicles) of Article 2 (Nuisances) of Chapter 18 (Environment). Y-7 N-0. Motion Carried.

**C. TX-2026-01, Misc. Refinements to the Zoning Ordinance Pet Care Service**

Motion by Councilmember Rupe with a second by Councilmember O’Rear to postpone TX-2026-01 indefinitely. Y-7 N-0. Motion Carried.

**D. Second Amendment to the Amphitheatre Naming Rights and Banking Services Agreement**

Motion by Councilmember Roche with a second by Councilmember Rupe to move to the next business meeting Second Amendment to the Amphitheatre Naming Rights and Banking Services Agreement. Y-7 N-0. Motion carried.

**9. EXECUTIVE SESSION**

Motion by Councilmember Roche with a second by Councilmember Rupe to enter into executive session for discussion of negotiations incident to the proposed sale or purchase of property, as permitted by S.C. Code 30-4-70(a)(2) and discussion of negotiations incident to the Second Amendment to Amphitheatre Naming Rights and Banking Services Agreement, as permitted by S.C. Code 30-4-70(a)(2). Y-7 N-0. Motion carried.

Upon coming out of Executive Session, the following actions were taken:

Motion by Councilmember Roche with a second by Councilmember Rupe to move to the next business meeting Second Amendment to the Amphitheatre Naming Rights and Banking Services Agreement. Y-7 N-0. Motion Carried.

**10. ADJOURNMENT 8:20 p.m.**

BACK TO AGENDA

## SIMPSONVILLE UNIFIED DEPARTMENTS REPORT

**Committee of the Whole Meeting:** March 24, 2026

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

**Date of Finalization:** March 20, 2026



### **EXECUTIVE SUMMARY:**

In February, City departments focused on operational continuity, leadership transitions, and preparation for Fiscal Year 2026-2027. The Police Department marked the retirement of a long-serving leader while advancing promotions and budget planning, and the Fire Department maintained steady readiness through emergency response, inspections, and training with consistent call trends. Parks & Recreation concentrated on budget development and long-term planning while preparing for the upcoming concert season and advancing new programming at the Arts Center. Public Works emphasized coordination and capital and staffing planning and explored technology enhancements to improve efficiency and service delivery. Overall, the City maintained stable operations while aligning resources and planning initiatives to support future growth and community needs.

For the **Police Department**, Lt. Jim Donnelly retired after 30 years of service. The department conducted promotion boards and finalized budget requests. The **Fire Department** balanced a busy call volume with safety inspection, and robust training to maintain readiness. The number of calls to which the Fire Department responded was lower than December 2025 and almost the same at January 2025. Most of the calls occurred within city limits with EMS calls and assistance calls making up the largest share.

The **Parks & Recreation Department** top priority in February was preparing for the budget process and brainstorming items for the 5-year plan. Parks & Rec staff continued working closely with OEG to prepare for the concert season. *Alice in Wonderland Jr.* by the Simpsonville Theatre Company and Acting Up Children's Theatre is set for a late-April opening.

For the **Public Works Department**, February was a busy month with staff holding weekly meetings to coordinate ongoing issues and upcoming projects while beginning budget preparations focused on capital and staffing needs for FY 2026–2027. Staff attended the downtown project pre-bid meeting and reviewed salary recommendations to address competitiveness with other municipalities. Leadership also met with a software provider to explore expanding asset management software across all divisions to improve work tracking and cost analysis, which will be included in the upcoming budget request.



**Executive Summary:** Overall in February, the Fire Department balanced a busy call volume with proactive community outreach, safety inspections, and robust training to maintain readiness. The number of calls was lower than January 2026 but higher than February 2025. Most incidents occurred within city limits with EMS and public assistance calls making up the largest share. Fire and life safety programs reached 257 community members, which is consistent with the time of year. Personnel resolved 29 fire code violations and logged 1,853 training hours across multiple specialties. Call analysis showed continued activity in EMS, service calls, and false alarms.

**Past Activities & Highlights:**

1. Responded to 419 calls, the majority of which were EMS, service, and false alarms
2. Resolved 29 fire code violations and conducted 145 fire code inspections
3. Reached 257 residents (including 140 juveniles) through fire/life safety programs, station tours, community events
4. Logged 1,853 hours of training in specialties of grain bin rescue, trench rescue, leadership courses

**Upcoming Events & Projects:**

1. Continue can collection and sponsorship initiative to raise money for SC Burned Children's Fund
2. Focus on follow-up inspections to resolve any remaining fire code violations
3. Plan ongoing fire and life safety education and community outreach programs
4. Participate in community events. Egg Hunt event at Heritage Park

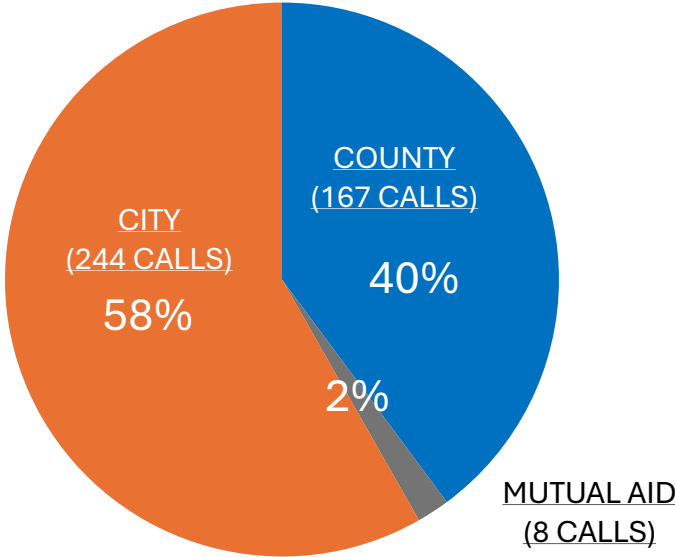
**Issues to Monitor:** None at this time

**Proposals & Recommendations:** Join us for EggVenture at Heritage Park in March.

***(See graphs/charts on following page)***

BACK TO AGENDA

# MONTHLY CALL VOLUME: FEBRUARY 2026 (419 CALLS)



[BACK TO AGENDA](#)



**Executive Summary:** Lt. Jim Donnelly retired after 30 years of service. The department conducted promotion boards and finalized budget requests.

**Past Activities & Highlights:**

1. Finalized budget request
2. Conducted promotional boards for staff
3. Conducted hiring testing and interview boards for open positions

**Upcoming Events & Projects:**

1. Participating in two recruiting events in March
2. Lt. Magaw's retirement celebration in Council Chambers on March 27
3. In-service training scheduled for March
4. Investigators scheduled to do presentation about white collar crime for Hillcrest High
5. Victim's Advocate is scheduled to do a presentation on her job for Hillcrest High

**Issues to Monitor:**

1. Continue to work with Council and staff to address pay concerns and impact they have on hiring and retention.
2. Dispatch had 1 open position in February
3. Patrol had 10 open positions in February

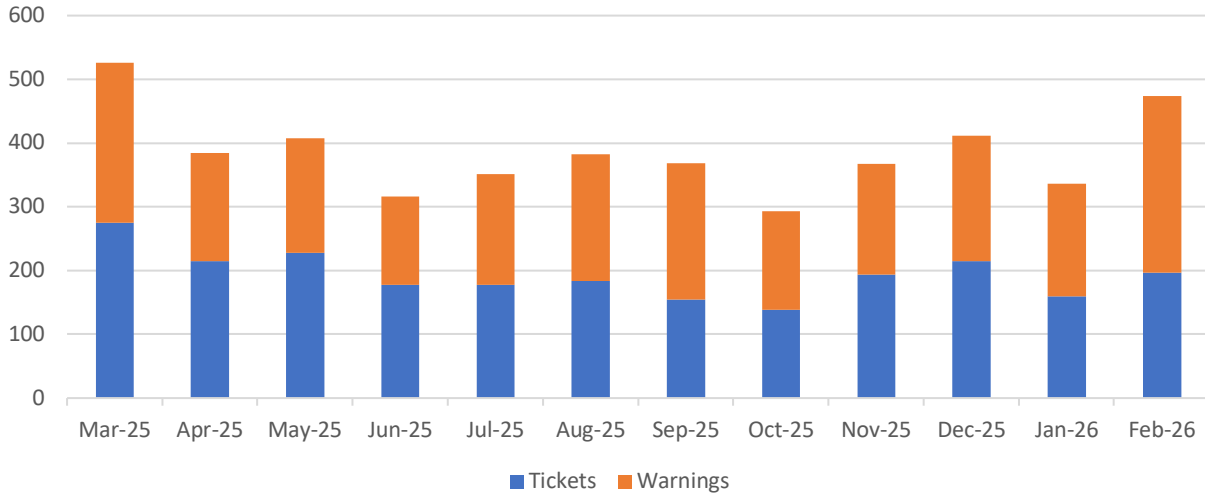
**Proposals & Recommendations:**

1. Planning a child abuse awareness campaign for April
2. Planning to participate in sticker shock campaign event to raise awareness about underage drinking.

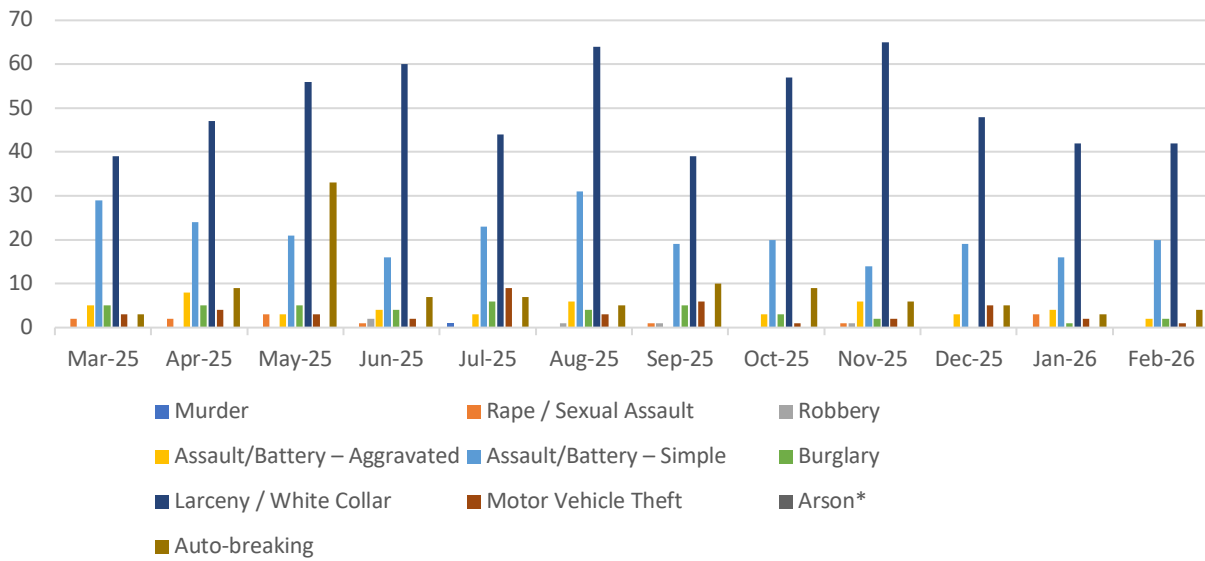
***(See graphs/charts on following page)***

BACK TO AGENDA

## Tickets and Warnings



## Crimes



[BACK TO AGENDA](#)



**Executive Summary:** The top priority for Parks & Recreation in February was preparing for the budget process and brainstorming items for the 5-year plan. Parks & Rec staff continued working closely with OEG in preparation for the opening of the concert season in April with Earth Wind and Fire. The Simpsonville Theatre Company and Acting Up Children's Theatre held auditions for the first in-house production of *Alice in Wonderland Jr*, which is set for a late-April opening.

**Past Activities & Highlights:**

1. Athletics - Basketball season conclude; Spring sports of Flag Football, Baseball, Softball, and Volleyball begin
2. Arts Center - Auditions for Alice in Wonderland Jr.
3. Facilities – CCNB Amphitheatre backstage building painted
4. Grounds - Water leak under the concrete at Amphitheatre repaired
5. Senior/Activity Center - City Scape Winery, Line Dancing, Pizza Bingo, Pickleball

**Upcoming Events & Projects:** The budget process and workshops, the comprehensive capital plan, continues work in Amphitheatre, Spring Sports all underway.

**Issues to Monitor:** Our Athletics staff is short 2 coordinator positions after reorganization in the last year. Parks & Recreation needs additional staffing at the Simpsonville Arts Center with planned growth in camps, classes, productions, and events.

**Proposals & Recommendations:** Parks & Recreation is working towards a master plan for the Simpsonville community.

**[Parks & Recreation Monthly Report: In-Depth Numbers & Information](#)**

*(See graphs/charts on following page)*

BACK TO AGENDA



**2026 Calendar Year YTD Participation Unit Totals**

<b>Through February 2026</b>	<b>Players</b>	<b>Volunteer Coaches</b>
Spring Baseball (March-June)	592	52
Spring Softball (March-June)	104	13
Spring Flag Football (March-June)	220	32
Spring Volleyball (March-June)	342	42
Summer 3on3 Basketball (June-August)		
Cheerleading (May-November)		
Tackle Football (June-November)		
Fall Baseball (August-November)		
Fall Softball (August-November)		
Fall Flag Football (August-November)		
Fall Volleyball (August-November)		
Winter 5on5 Basketball (December-February)		

<b><i>Total Participation Units</i></b>	<b>1258</b>	<b>139</b>
---	-------------	------------

BACK TO AGENDA



**Executive Summary:** February was a busy month for Public Works staff. Supervisors held weekly meetings to discuss issues and upcoming projects. Budget preparation began with the priority of addressing capital needs and staffing needs in the Fiscal Year 2026-2027 budget. On Feb. 4 staff attended the mandatory pre-bid meeting for the downtown project. On Feb. 16 Archer presented their recommendations regarding any shortcomings in employee salaries compared to other municipalities. On Feb. 19 leadership staff met with representatives from OpenGov to discuss expanding our asset management software to include all divisions of Public Works. The expansion will allow Public Works to track work and associated costs. The software will be included as a budget request for FY 2026-2027.

**Past Activities & Highlights:**

1. Met with representatives of ACAC Fitness & Wellness Center to foster collaboration on employee wellness by discussing reduced memberships
2. Met with the owners of 122 Pride Drive to discuss possible site for new training facilities for the Public Works and Fire departments
3. Discussed with Kevin Ammons of Bolten and Menk the conclusion of Best Management Practices at Gracely Park

**Upcoming Events & Projects:**

1. Developing a Capital Improvement Plan for Fiscal Year 2026-2027
2. Meeting with 5th Construction to discuss possibility of them becoming an on-call dig contractor to handle sewer repairs beyond capabilities of Public Works crews
3. Annual Inflow & Infiltration meeting with ReWa on March 25
4. S.C. Infrastructure Investment Program grant progress meeting on March 26

**Issues Monitor:**

1. Need for additional staff
2. Continuing price increases of equipment, e.g. garbage trucks
3. Recruitment of new hires

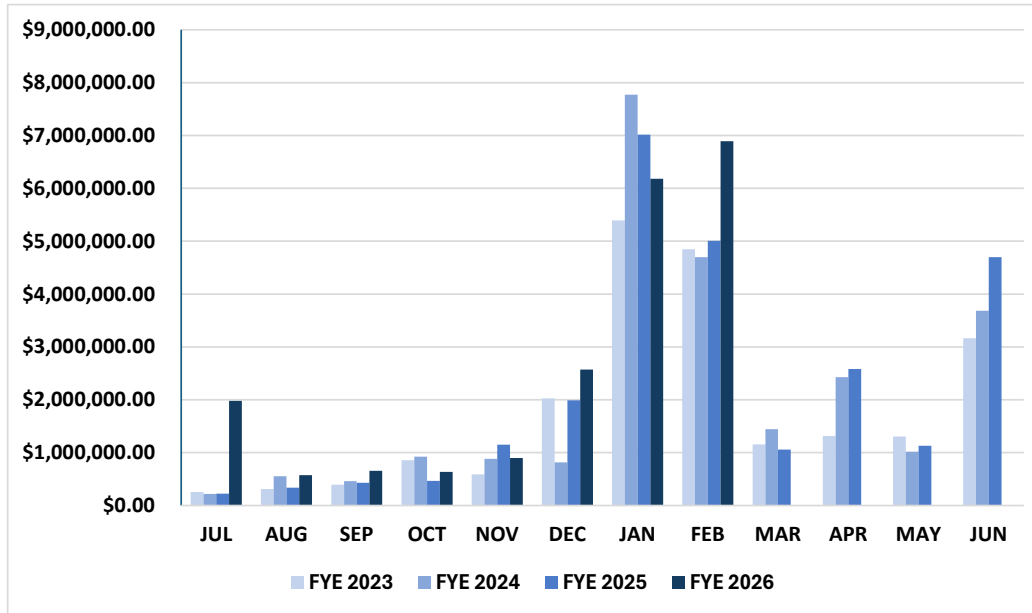
**Proposals & Recommendations:** Public Works has requested 3 additional employees for the Street Division in Fiscal Year 2026/2027. These positions will allow Public Works to continue its proactive approach. The focus will be forming a crew that will perform minor pavement repairs while operating year-round (weather dependent) and allow other team members on the Street Division to work on needed capital projects, e.g. sidewalk construction and maintenance, stormwater issues, sign maintenance, tree work, and maintaining street rights-of-way for sight distance and clearance concerns.

[Public Works Annual Report: 2025-2026](#)



# MONTHLY FINANCIAL UPDATE – Feb-26

## GENERAL FUND – OVERVIEW OF REVENUE



<u>General Fund - Fiscal Year Revenue Comparison</u>			
<u>As of February 2026</u>			
<u>FYE – 2025</u>	<u>FYE – 2026</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$16,622,790.14	\$20,445,628.84	\$3,822,838.70	23% Increase

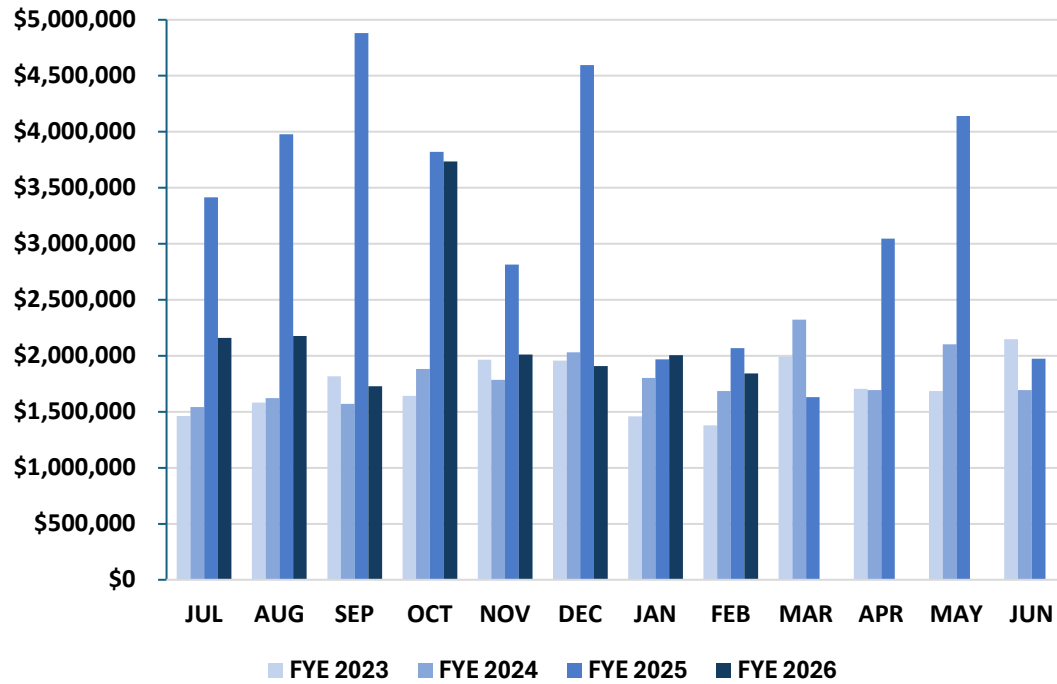
FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	\$222,661.95	Jul-25	\$1,980,972.92 **
Aug-24	\$336,501.40	Aug-25	\$572,975.45
Sep-24	\$432,918.26	Sep-25	\$655,937.05
Oct-24	\$466,885.91	Oct-25	\$634,667.91
Nov-24	\$1,149,801.31	Nov-25	\$898,633.20
Dec-24	\$1,990,395.57	Dec-25	\$2,572,879.86
Jan-25	\$7,014,179.56	Jan-26	\$6,180,303.52
Feb-25	\$5,009,446.18	Feb-26	\$6,894,320.06
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	\$ 54,938.87
YTD *Revenue	\$29,361,566.86	YTD *Revenue	\$20,445,628.84
% of BUDGET	119%	% of BUDGET	77%
BUDGET	\$23,977,380.00	BUDGET	\$25,659,464.00
Budgeted Other Financing Sources	\$606,889.00	Budgeted Other Financing Sources	\$916,628.00
<b>TOTAL</b>	<b>\$24,584,269.00</b>	<b>TOTAL</b>	<b>\$26,576,092.00</b>

\*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	\$ 54,938.87
	Transfer from Sewer Fund	
	Transfer from Special Revenue	
	Transfer from PW Enterprise Fund	
	Transfer from Capital Projects Fund	
<b>Year-to-Date Other Financing Sources:</b>		<b>\$ 54,938.87</b>

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

## GENERAL FUND - OVERVIEW OF EXPENDITURES



FYE 2025	Expenditures	FYE 2026	Expenditures
Jul-24	\$3,310,346.64	Jul-25	\$2,159,838.96
Aug-24	\$3,978,217.31	Aug-25	\$2,177,961.01
Sep-24	\$4,880,124.85	Sep-25	\$1,729,184.04
Oct-24	\$3,820,216.84	Oct-25	\$3,733,754.34
Nov-24	\$2,813,166.12	Nov-25	\$2,011,839.59
Dec-24	\$4,596,143.77	Dec-25	\$1,908,304.49
Jan-25	\$1,968,707.18	Jan-26	\$2,006,188.29
Feb-25	\$2,067,000.97	Feb-26	\$1,843,634.29
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	
<b>YTD</b>	<b>\$38,226,897.80</b>	<b>YTD</b>	<b>\$17,570,705.01</b>
% of BUDGET	155%	% of BUDGET	66%
<b>BUDGET</b>	<b>\$24,584,269.00</b>	<b>BUDGET</b>	<b>\$26,576,092.00</b>

<u>General Fund - Fiscal Year Revenue Comparison</u>			
<u>As of February 2026</u>			
<u>FYE - 2025</u>	<u>FYE - 2026</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$27,433,923.68	\$17,570,705.01	(9,863,218.67)	-36% Decrease

**Cash on Hand as of February 28, 2026:**  
**\$15,729,476.59**

**GENERAL FUND - OVERVIEW OF DEBT**

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

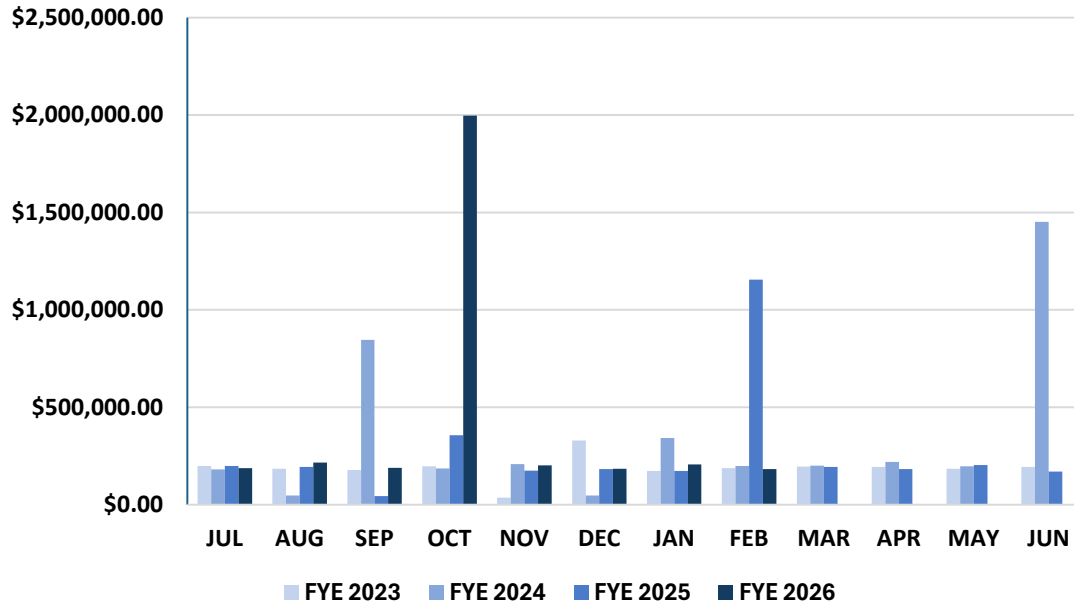
<b>INSTALLMENT PURCHASE REVENUE BONDS</b>	<b>Maturity Date</b>	<b>Original Amount</b>	<b>Remaining Balance (Principal)</b>	<b>Payments Already Made in FYE 2025</b>	<b>Amount Still Due in FYE 2025 (Principal &amp; Interest)</b>
2021 IPRB	6/30/2042	\$11,300,000.00	\$10,105,000.00	\$0.00	\$0.00

**2021 Installment Purchase Revenue Bond**

**Monthly Activity**

<b>2021 IPRB Details</b>	<b>Beginning Balance</b>	<b>Debt Service Payments (Monthly Installment)</b>	<b>Principal/Interest/Construction (Made by US Bank on behalf of City)</b>	<b>Ending Balance</b>
US Bank – Bond Fund	\$2,740.86		\$7.72	\$2,748.58

## SEWER FUND – OVERVIEW OF REVENUE†

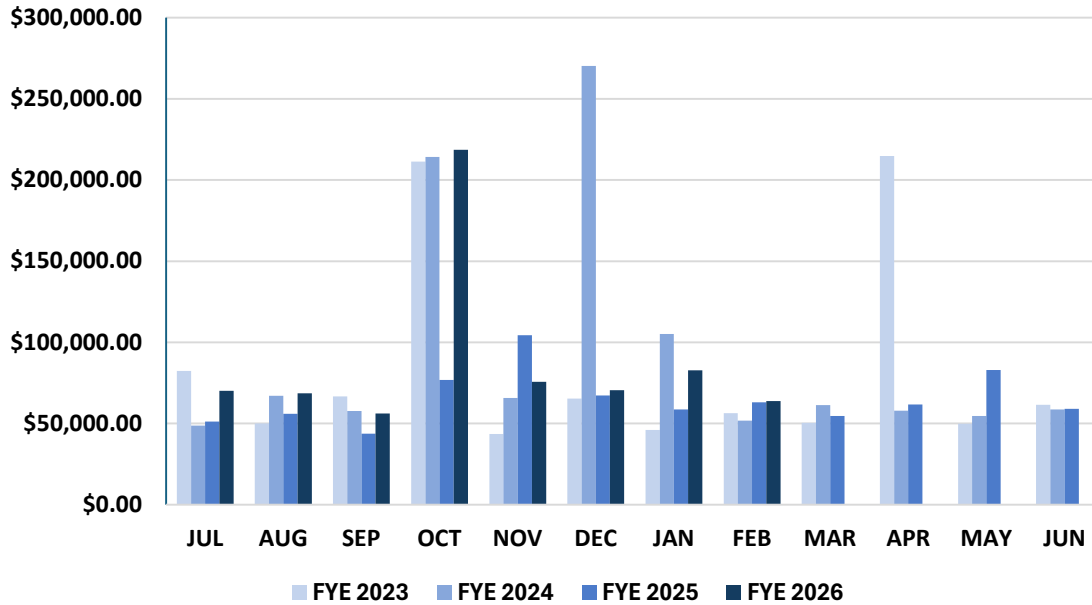


FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	\$198,594.09	Jul-25	\$188,005.34
Aug-24	\$194,142.59	Aug-25	\$216,727.01
Sep-24	\$44,083.66	Sep-25	\$189,702.76
Oct-24	\$356,816.26	Oct-25	\$1,996,657.36
Nov-24	\$175,678.90	Nov-25	\$201,411.48
Dec-24	\$182,892.12	Dec-25	\$184,042.42
Jan-25	\$174,916.72	Jan-26	\$207,334.46
Feb-25	\$1,155,766.70	Feb-26	\$183,367.36
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	
<b>YTD</b>	<b>\$3,232,558.23</b>	<b>YTD</b>	<b>\$3,367,248.19</b>
% of BUDGET	142%	% of BUDGET	148%
<b>BUDGET</b>	<b>\$2,270,000.00</b>	<b>BUDGET</b>	<b>\$2,270,000.00</b>

† Excludes donated sewer infrastructure

<u>Sewer Fund - Fiscal Year Revenue Comparison</u>			
<u>As of February 2026</u>			
<u>FYE – 2025</u>	<u>FYE – 2026</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$2,482,891.04	\$3,367,248.19	\$884,357.15	36% 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	\$68,667.32
Sep-24	\$43,813.75	Sep-25	\$56,173.37
Oct-24	\$76,779.00	Oct-25	\$218,552.94
Nov-24	\$104,441.60	Nov-25	\$75,717.91
Dec-24	\$67,182.38	Dec-25	\$70,595.87
Jan-25	\$58,644.73	Jan-26	\$82,772.54
Feb-25	\$63,151.96	Feb-26	\$63,801.66
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	
<b>YTD</b>	<b>\$781,361.76</b>	<b>YTD</b>	<b>\$706,484.29</b>
% of BUDGET	62%	% of BUDGET	64%
<b>BUDGET</b>	<b>\$1,252,394.00</b>	<b>BUDGET</b>	<b>\$1,108,724.00</b>

**Cash on Hand as of February 28, 2026:**  
**\$1,736,225.88**

<u>Sewer Fund - Fiscal Year Expense Comparison</u>			
<u>As of February 2026</u>			
<u>FYE – 2025</u>	<u>FYE – 2026</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$522,961.12	\$706,484.29	\$183,523.17	35% Increase

## SEWER FUND - OVERVIEW OF LIABILITIES

---

### LIABILITIES\*

REVENUE BOND*	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2026	Amount Still Due in FYE 2026 (Principal & Interest)
<b>2016 Revenue Bond</b>	4/1/2037	\$10,270,000	\$7,070,000.00	\$436,457.35	\$374,106.30

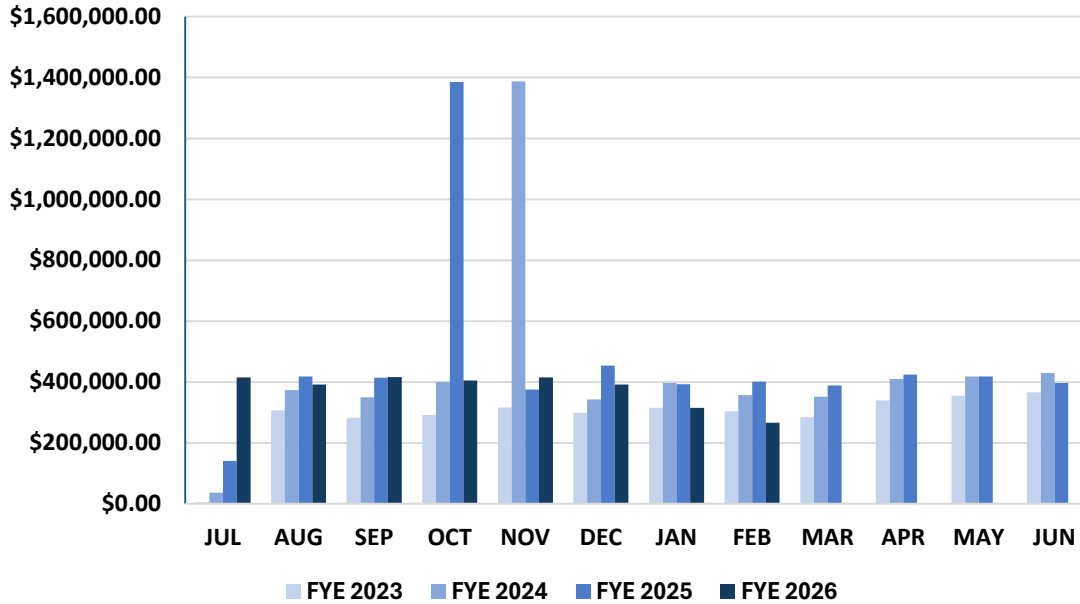
‡ Excludes depreciation expenses

\* Not included in expenditure report

### 2016 Sewer Revenue Bond Monthly Activity

<b>2016 Sewer Revenue Bond Details</b>	<b>Beginning Balance</b>	<b>Debt Service Payments (Monthly Installment)</b>	<b>Principal/Interest/Construction <i>(Made by US Bank on behalf of City)</i></b>	<b>Ending Balance</b>
US Bank - Debt Service Fund	\$527,953.33	\$62,351.05	\$1,380.02 - Interest	\$591,684.40

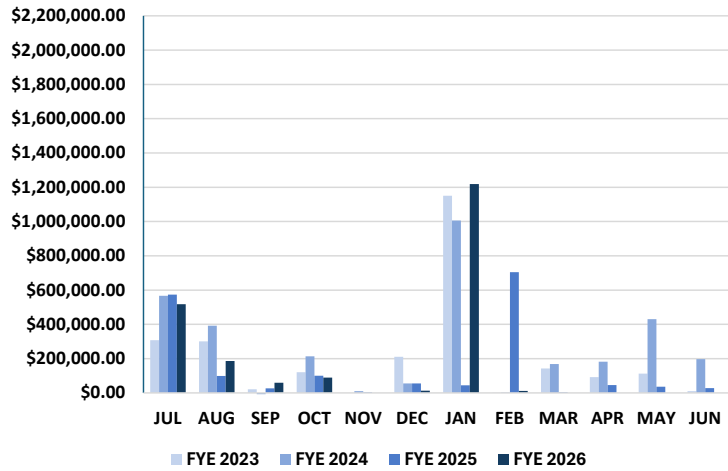
## SPECIAL REVENUE FUND – OVERVIEW OF REVENUE



FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	\$140,138.36	Jul-25	\$415,172.70
Aug-24	\$418,166.30	Aug-25	\$391,182.38
Sep-24	\$413,608.66	Sep-25	\$416,089.94
Oct-24	\$1,385,483.64	Oct-25	\$404,988.82
Nov-24	\$430,899.59	Nov-25	\$414,898.09
Dec-24	\$453,457.87	Dec-25	\$391,766.72
Jan-25	\$445,882.67	Jan-26	\$314,386.57
Feb-25	\$400,122.50	Feb-26	\$265,469.13
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	
<b>YTD</b>	<b>\$5,714,762.73</b>	<b>YTD</b>	<b>\$3,013,954.35</b>
% of BUDGET	143%	% of BUDGET	66%
<b>BUDGET</b>	<b>\$4,000,000.00</b>	<b>BUDGET</b>	<b>\$4,550,000.00</b>

<u>FYE – 2025</u>	<u>FYE – 2026</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$4,087,759.59	\$3,013,954.35	(\$1,073,805.24)	-26% Decrease

## 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	\$186,800.00	\$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	\$89,768.28	\$0.00
Nov-24	\$2,948.81	\$135,330.55	Nov-25	\$0.00	\$0.00
Dec-24	\$55,416.06	\$0.00	Dec-25	\$13,411.90	\$0.00
Jan-25	\$1,061,649.84	\$0.00	Jan-26	\$1,218,067.00	\$0.00
Feb-25	\$704,932.53	\$0.00	Feb-26	\$11,043.78	\$0.00
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		
<b>YTD</b>	<b>\$2,684,743.74</b>	<b>\$2,122,242.16</b>	<b>YTD</b>	<b>\$2,095,453.46</b>	<b>\$0.00</b>
% of BUDGET	140%	347%	% of BUDGET	86%	0%
<b>BUDGET</b>	<b>\$1,923,228.00</b>	<b>\$612,377.00</b>	<b>BUDGET</b>	<b>\$2,430,621.00</b>	<b>\$650,505.00</b>

FYE – 2025	FYE – 2026	\$ Difference	% Increase/Decrease
\$2,571,561.86	\$2,095,453.46	(\$476,108.40)	-19% Decrease

Cash on Hand as of February 28, 2026:  
**\$21,480,327.83**

\*\*\* Cash on hand increased due to receiving bond proceeds.

**SPECIAL REVENUE - OVERVIEW OF DEBT**

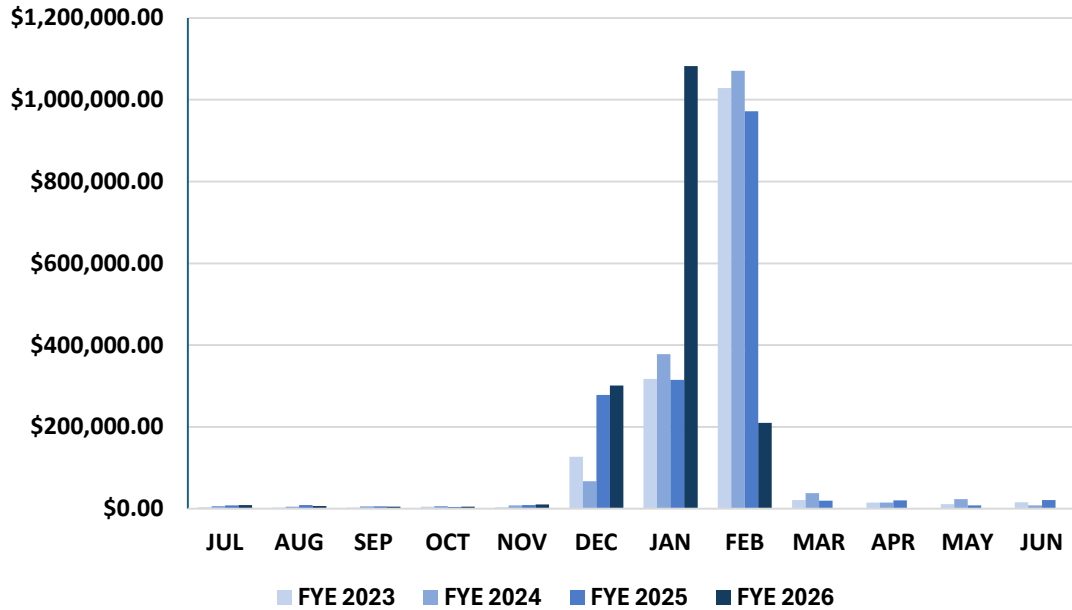
---

<b>H&amp;A TAX REVENUE REFUNDING AND IMPROVEMENT BOND</b>	<b>Maturity Date</b>	<b>Original Amount</b>	<b>Remaining Balance (Principal)</b>	<b>Payments Already Made in FYE 2026</b>	<b>Amount Still Due in FYE 2026 (Principal &amp; Interest)</b>
<b>2021 Revenue Bond</b>	6/30/2036	\$14,155,000	\$11,040,000.00	\$450,833.31	\$935,833.40

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

<b>2021 H&amp;A TAX REVENUE BOND Details</b>	<b>Beginning Balance</b>	<b>Debt Service Payments</b>	<b>Principal/Interest/Construction <i>(Made by US Bank on behalf of City)</i></b>	<b>Ending Balance</b>
US Bank - Interest Account	\$59,668.28	\$37,979.17	\$149.48 Interest Earned	\$97,796.93
US Bank - Principal Account	\$116,799.68	\$68,750.00	\$326.62 Interest Earned	\$185,876.30
US Bank - Construction Fund	\$13,614,901.81		(\$11,538,813) Disbursements	\$2,114,462.91
			\$38,373.94 Interest Earned	

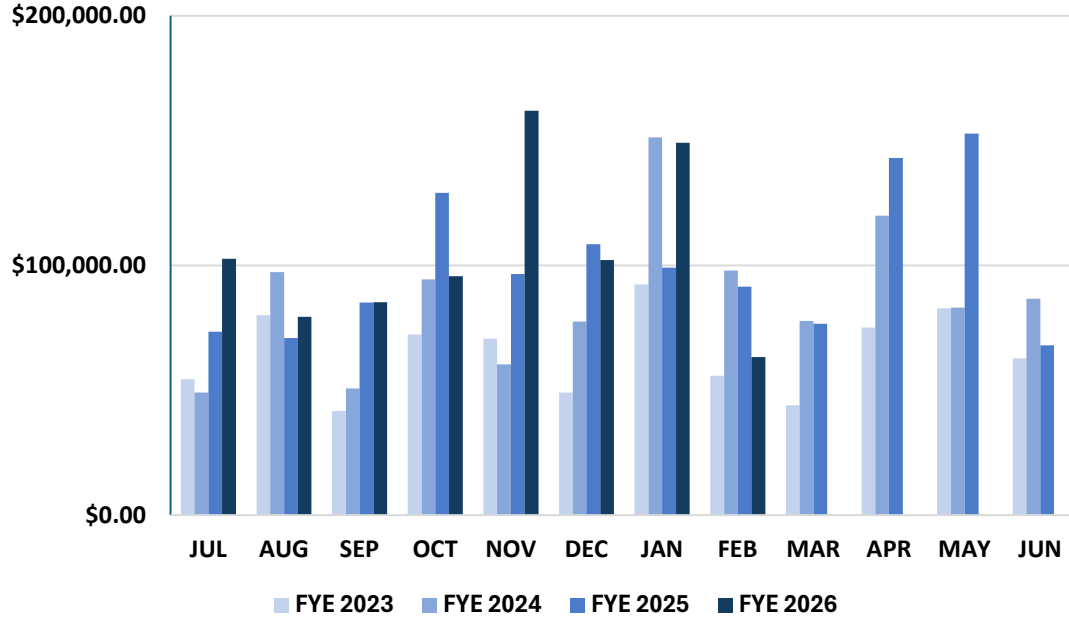
## PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF REVENUE



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	\$4,813.67
Nov-24	\$8,795.81	Nov-25	\$10,636.34
Dec-24	\$278,030.38	Dec-25	\$301,164.43
Jan-25	\$315,105.55	Jan-26	\$1,082,327.00
Feb-25	\$971,890.11	Feb-26	\$210,215.34
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	
<b>YTD</b>	<b>\$1,669,999.46</b>	<b>YTD</b>	<b>\$1,629,909.45</b>
% of Budget	105%	% of Budget	97%
<b>Budget</b>	<b>\$1,587,000.00</b>	<b>Budget</b>	<b>\$1,673,000.00</b>

<u>FYE – 2025</u>	<u>FYE – 2026</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$1,600,413.51	\$1,629,909.45	\$29,495.94	2% Increase

## PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF EXPENDITURES



FYE 2025	Expenditures	FYE 2026	Expenditures
Jul-24	\$94,630.17	Jul-25	\$102,639.30
Aug-24	\$70,857.56	Aug-25	\$79,471.49
Sep-24	\$85,105.92	Sep-25	\$85,242.34
Oct-24	\$129,009.39	Oct-25	\$95,621.58
Nov-24	\$96,556.16	Nov-25	\$161,928.89
Dec-24	\$108,477.69	Dec-25	\$102,142.20
Jan-25	\$99,134.50	Jan-26	\$149,171.07
Feb-25	\$91,462.83	Feb-26	\$63,298.89
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	-
<b>YTD</b>	<b>\$1,215,779.06</b>	<b>YTD</b>	<b>\$839,515.76</b>
% of Budget	94%	% of Budget	61%
<b>Budget</b>	<b>\$1,287,568.00</b>	<b>Budget</b>	<b>\$1,377,165.00</b>

<u>FYE – 2025</u>	<u>FYE – 2026</u>	<u>\$ Difference</u>	<u>% Increase/Decrease</u>
\$775,234.22	\$839,515.76	\$64,281.54	8% Increase

**Cash on Hand as of February 28, 2026:**  
**\$1,633,818.32**

## Preliminary Budget Report (Feb 28th)

Account	Budgeted Expenditures	YTD Expenditures	Encumbrance	Remaining Balance	Percent Remaining
<b>Mayor/Council</b>	\$159,396.00	\$92,250.48		\$67,145.52	42%
<b>Administration</b>					
<i>Administration</i>	\$3,820,091.00	\$1,727,672.84		\$2,092,418.16	55%
* <i>Municipal Complex</i>	-	\$755,915.26			
<i>Court</i>	\$375,180.00	\$200,245.36		\$174,934.64	47%
<b>Police</b>					
<i>Police</i>	\$7,183,915.00	\$4,250,124.22	\$42,792.05	\$2,890,998.73	40%
<i>Dispatch</i>	\$845,762.00	\$456,484.64		\$389,277.36	46%
<b>Fire</b>	\$8,552,078.00	\$6,901,198.50	\$82,795.37	\$1,568,084.13	18%
<b>Public Works</b>					
<i>Public Works</i>	\$2,274,005.00	\$1,150,645.28		\$1,123,359.72	49%
<i>Sewer</i>	\$1,108,724.00	\$706,484.29		\$402,239.71	36%
<i>Garage</i>	\$366,601.00	\$164,254.58	\$ 5,450.00	\$196,896.42	54%
<b>Recreation</b>					
<i>Recreation</i>	\$1,910,157.00	\$1,077,938.90		\$832,218.10	44%
<i>Heritage Park</i>	\$1,028,267.00	\$748,353.89	\$8,363.40	\$271,549.71	26%
<i>Amphitheater</i>	\$60,640.00	\$45,621.06		\$15,018.94	25%
<b>Special Revenue</b>	\$3,081,126.00	\$2,095,453.46	\$162,928.39	\$822,744.15	27%
<b>PW Enterprise Fund</b>	\$1,377,165.00	\$839,515.76		\$537,649.24	39%

<i>Department</i>	<i>Purchase Order Number</i>	<i>Purchase Order Date</i>	<i>Vendor</i>	<i>Description</i>	<i>Purchase Order Total</i>	<i>Status</i>
Police Department	1000338	7/2/2025	Dataworks	LiveScan Plus/Hardware	\$24,495.00	Complete
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	Complete
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 Department	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 Department	1000352	7/29/2025	GameOn	Custom Cap and Visor	\$13,440.87	Complete
Rec Department	1000353	7/29/2025	GameOn	G-Fusion Football Jerseys & Pads	\$7,821.06	Complete
Rec Department	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 Department	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	Opn

<i>Department</i>	<i>Purchase Order Number</i>	<i>Purchase Order Date</i>	<i>Vendor</i>	<i>Description</i>	<i>Purchase Order Total</i>	<i>Status</i>
Rec Department	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 Department	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
Fire Department	1000368	8/21/2025	Proper International	Uniforms	\$3,322.24	Complete
Rec Department	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	Cancelled
Administration	1000372	9/19/2025	Seasoned Tree Care	3 Trees Removed	\$12,800.00	Complete
Public Works	1000373	9/24/2025	Napa Auto Parts	Napa Tracs Shop Management Program	\$5,450.00	Open
Fire Department	1000374	10/2/2025	Stryker Sales Corp	Lifepak	\$2,876.12	Complete
Rec Department	1000375	10/22/2025	Allan Herschell Company LLC	Train Parts	\$11,420.00	Complete
Rec Department	1000376	10/31/2025	Gameon	Uniforms	\$9,018.16	Complete
Rec Department	1000377	11/13/2025	MUSCO Corporation	Woodside Park Lighting	\$275,000.00	Open
Fire Department	1000378	11/19/2025	Municipal Emergency Services	Turnout Coat and Pants	\$33,742.98	Open
Fire Department	1000379	11/13/2025	Municipal Emergency Services	Turnout Coat, Pants, and Gloves	\$275,000.00	Open
Rec Department	1000380	12/5/2025	Barco Products Co	Wheelchair Acc Table	\$5,290.62	Complete
Police Department	1000381	12/18/2025	Dana Safety Supply	Ballistic w/ Carrier	\$5,005.32	Complete
Police Department	1000382	12/18/2025	Carolina Emblem Co	Simpsonville Patches	\$2,057.88	Complete

<i>Department</i>	<i>Purchase Order Number</i>	<i>Purchase Order Date</i>	<i>Vendor</i>	<i>Description</i>	<i>Purchase Order Total</i>	<i>Status</i>
Fire Department	1000383	1/6/2026	Core Custom Graphics	Jackets w/ embroidery	\$9,013.26	Complete
Fire Department	1000384	1/12/2026	Foxfury	Lights & Helmets	\$10,227.20	Complete
Rec Department	1000385	1/29/2026	Gameon	Baseball Hats and Visors	\$21,834.46	Complete
Police Department	1000386	2/19/2026	Ridgeline Technology	Software	\$15,062.75	Open
Rec Department	1000387	2/19/2026	Crowd Control Warehouse	Black Barricades w/ storage	\$13,421.39	Open
Fire Department	1000388	2/20/2026	Parks Automotive Group	Chevy Tahoe w/ upfitting	\$74,496.61	Open
Police Department	1000389	2/24/2026	Axon Enterprise	Taser and Battery Packs	\$12,329.46	Open
Police Department	1000390	2/25/2026	Dana Safety Supply	Ballistic w/ Carrier	\$3,399.84	Open

BACK TO AGENDA



## CITY ADMINISTRATOR'S REPORT

March 2026

---

**Annual Budget:** Staff is preparing its recommendations for the City's FY 2026-27 budget. Staff is working to schedule a budget workshop with Council in early April.

**CCNB Amphitheatre:** Staff has been working with Opry Entertainment Group on improvements to the back of house facilities, including exterior and interior paint, new flooring, and renovated bathrooms.

**City Banking Services:** Staff will be issuing a Request for Proposals (RFP) for banking services the week of March 23.

**Classification and Compensation Study:** The results of the Archer study will be incorporated into the April budget workshop.

**Downtown Parking Study:** Walker Consultants kicked off this project on March 20. The anticipated study timeframe is three months.

**Downtown Revitalization and Streetscape:** A construction bid opening is scheduled for March 26 at City Hall.

**Hurricane Helene Recovery:** Staff finalized the City's 25% local match for three projects under the FEMA Hazard Mitigation Grant Program.

**Multi-Jurisdiction Hazard Mitigation and Resilience Plan:** Staff met with Greenville County Emergency Management on March 6 to ensure the City of Simpsonville is included in this countywide effort.

**Neighborhood Traffic Calming Study:** Staff is receiving proposals from qualified firms for the development of proposed traffic calming measures in residential areas immediately adjacent to Downtown.

**Sewer Revenue Bond:** Staff selected United Community Bank for the Sewer System Revenue Refunding Bond Series 2026 at an interest rate of 3.5%. The total savings to the City will be \$85k over seven years.

**No Update from Previous Month:** *Emergency Operations Planning, Gracely Park, Harrison Bridge Road Corridor, Municipal Complex, Road Resurfacing, Swamp Rabbit Trail Phase 2, Sewer Improvements, Stormwater*

BACK TO AGENDA



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

*(Due at 12 p.m. on the Tuesday prior to the meeting)*

**To:** Ashley Clark, Clerk of Council

**From:** Jon Derby

**Department:** Planning

**Date Submitted:** 03/18/2026

**Please include the following item on the agenda for:**

Committee of the Whole Meeting (4th Tuesday of the month) **Date:** 03/24/2026

Business Meeting (2nd Tuesday of the month) **Date:**

AXZ-2025-05, Proposed annexation of property at 133 Hammond Rd

**Agenda Item Title:**

**Summary of Item / Purpose:**

133 Hammond Road tracts to be rezoned from R-S in County to R-Mid in the City

**Action Requested of Council:**

Discussion Only

First Reading

Second Reading

Approval / Vote

Other:

**Are supporting documents attached?**

Yes

No

## AGENDA ITEM

---

**To:** City Council – Committee of the Whole

**Meeting Date:** 3/24/2026

**Agenda Item:** Annexation & Rezone to R-Mid / R-Hi

**Subject:** AXZ-2025-05 Proposed Annexation to property located on Hammond Rd.

**Location:** 133 Hammond Rd Tax Map# 0574.02-01-006.00 & 0574.02-01-009.00

**Applicant/Owner:** June S. Johnson Family Limited Partnership and Karey & Phyllis Simpson, Waverly Wilkes, Gray Engineering

**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-Hi	R-S - County / B-G & R-OI - City	Activity Area	30.3 +/- 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) & R-Hi (Residential High Density) in the City. The applicant is seeking to bring these tax map parcels into the City, with the intent for a future residential development of single-family, attached and detached use.

---

**AXZ-2025-05**

---

**Location & Site Description**

---

This request consists of 2 parcels along Hammond Rd. approximately 900+ feet north from the intersection of W. Georgia Rd. 133 Hamond Rd consist of a single-family home, surrounded by woods. This parcel is split by Hammond Rd. with the portion across the street consisting of 6.22 acres of woods. The second parcel is an undeveloped, wooded lot at approximately 7.76 acres.

**Comprehensive Plan**

---

The City's Comprehensive Plan identifies this area as "Activity Area", with land to the north "Neighborhood". Meaning that the city envisioned this area along W. Georgia Rd. to be developed as commercial, with residential neighborhoods/use further north as the city grows. 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.

Per Section 2.5.1 of the Simpsonville Zoning Ordinance: "R-Hi, Residential High Density is established to promote residential development at high densities. Appropriate land use includes multi-family residential development such as apartments and townhomes. The establishment of this district is intended to meet the diverse housing needs of City residents while the regulations are intended to 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 December 2nd, 2025, before the body of the Simpsonville Planning Commission. The public comment portion brought

---

**AXZ-2025-05**

---

questions and concerns regarding the increased traffic from the proposed development. A lot of citizens voiced concerns on how narrow Hammond Rd is and the hazards with the intersection of Hammond Rd & W. Georgia Rd. Comments regarding litter in the area were brought along with the potential this development has on changing their suburban feel. Crime activity was also discussed about current and potential increase from residential developments.

---

**Planning Commission Review**

---

The Simpsonville Planning Commission reviewed the request to annex and rezone the properties at their December 2nd, 2025, meeting. By a vote of 4-2, the Planning Commission recommends denial of AXZ-2025-05.

---

**Site Improvements**

---

Sewer is currently not available to these parcels. The applicant/engineering firm has indicated that sewer will be brought to this site through sewer line upgrades. Hammond Road is a Greenville County owned road, measuring approximately 18+/- feet wide. The future development will have to accommodate the increase in traffic counts and adhere to Greenville County's LDR for a traffic impact study and any proposed mitigation requirements.

---

**Staff Comments**

---

The Simpsonville Comprehensive Plan indicates this area as "Activity Area". Staff has concluded that the perceived visions of an activity area were on the basis of future infrastructure growth. The "Village Activity Center" as described in our future land use map within our comprehensive plan for the abutting properties to the south was to continue the commercial corridor along W. Georgia Rd. Staff feels it would be more appropriate to concentrate this activity closer towards W. Georgia and continue with the "neighborhood" use the further the City grows north along 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.

The applicant has not presented a proposed development layout for the parcels. At the time of pre-liminary plan submittal, staff would coordinate with Greenville County Roads & Bridges department to determine the appropriate roadway improvements to offset any impact from any proposed development.

**AXZ-2025-05**

---

**STAFF RECOMMENDATION:** *I move that the Planning Commission recommend approval of the requested annexation set forth in Ordinance AXZ-2025-05*

BACK TO AGENDA

**ORDINANCE NO. AXZ-2025-05**

**AN ORDINANCE TO ADOPT A PETITION FOR ANNEXATION OF LAND AT 133 HAMMOND RD. (TAX MAP# 0574.02-01-006.0) OWNED BY JUNE JOHNSON FAMILY LTD PARTNERSHIP AND (TAX MAP# 057402-01-009.00) OWNED BY KAREY & PHYLLIS SIMPSON 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 October 30, 2025, and the City of Simpsonville Planning Commission held a public hearing on December 2, 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 133 Hammond Rd. depicted in the deed contained in Book 2243 on Page 1582, Tax Map # 0574.02-01-006.00, and parcel of land at (Tax Map# 0574.02-01-009.00) depicted in the deed contained inn Book 2640 on Page 4220 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 and R-Hi, Residential High 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, subsections, 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.

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

SIGNATURE OF MAYOR:

---

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

---

Ashley Clark  
City Clerk

---

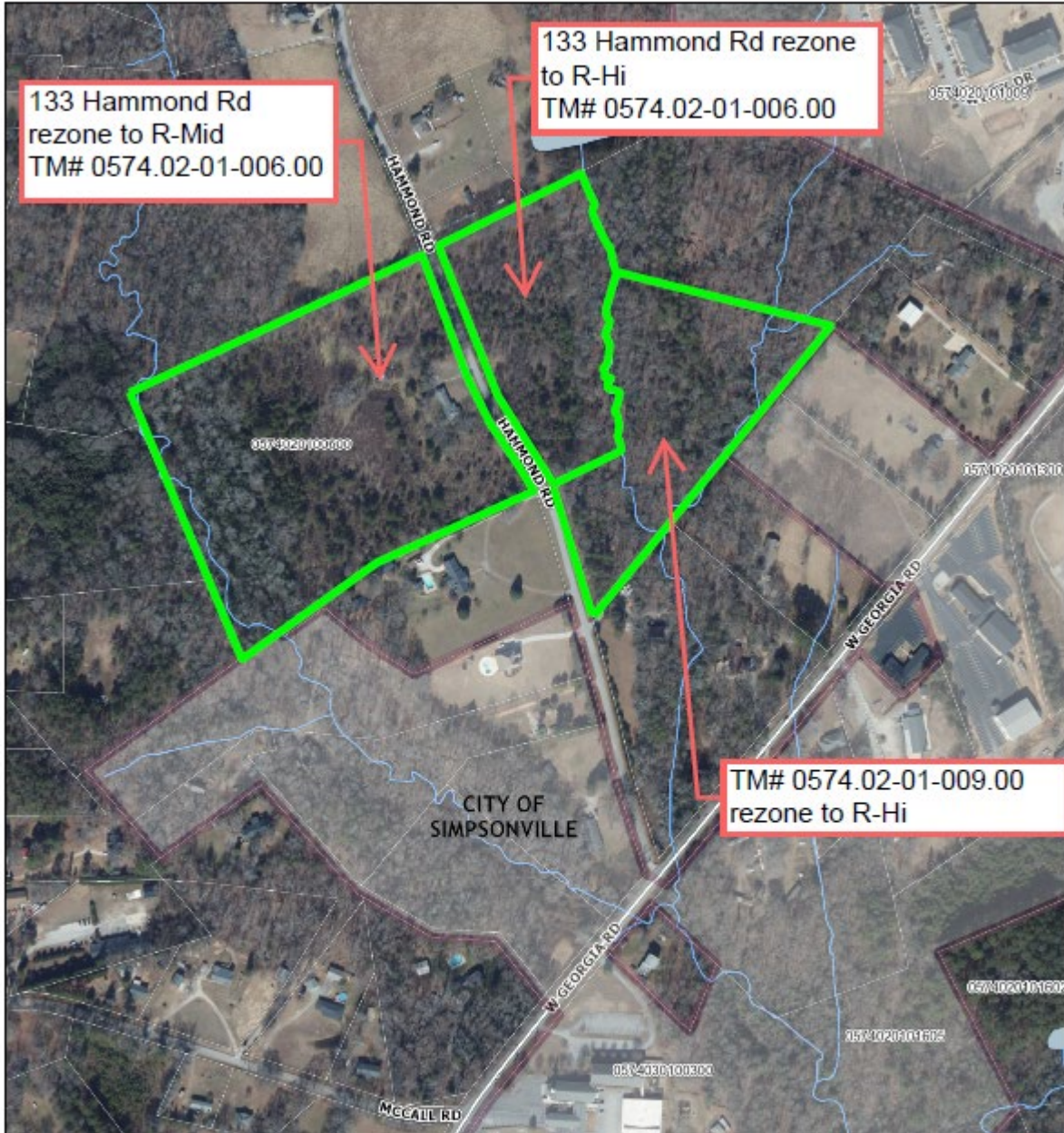
Daniel Hughes  
City Attorney

First Reading: April \*\*, 2026  
Second Reading: May \*\*, 2026

BACK TO AGENDA

EXHIBIT "A"

AXZ-2025-05 Hammond Rd. Annex / Rezone to R-Mid and R-Hi



November 25, 2025

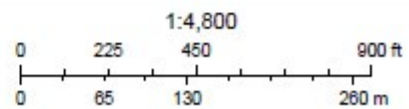
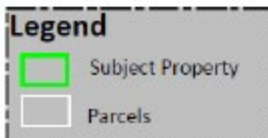
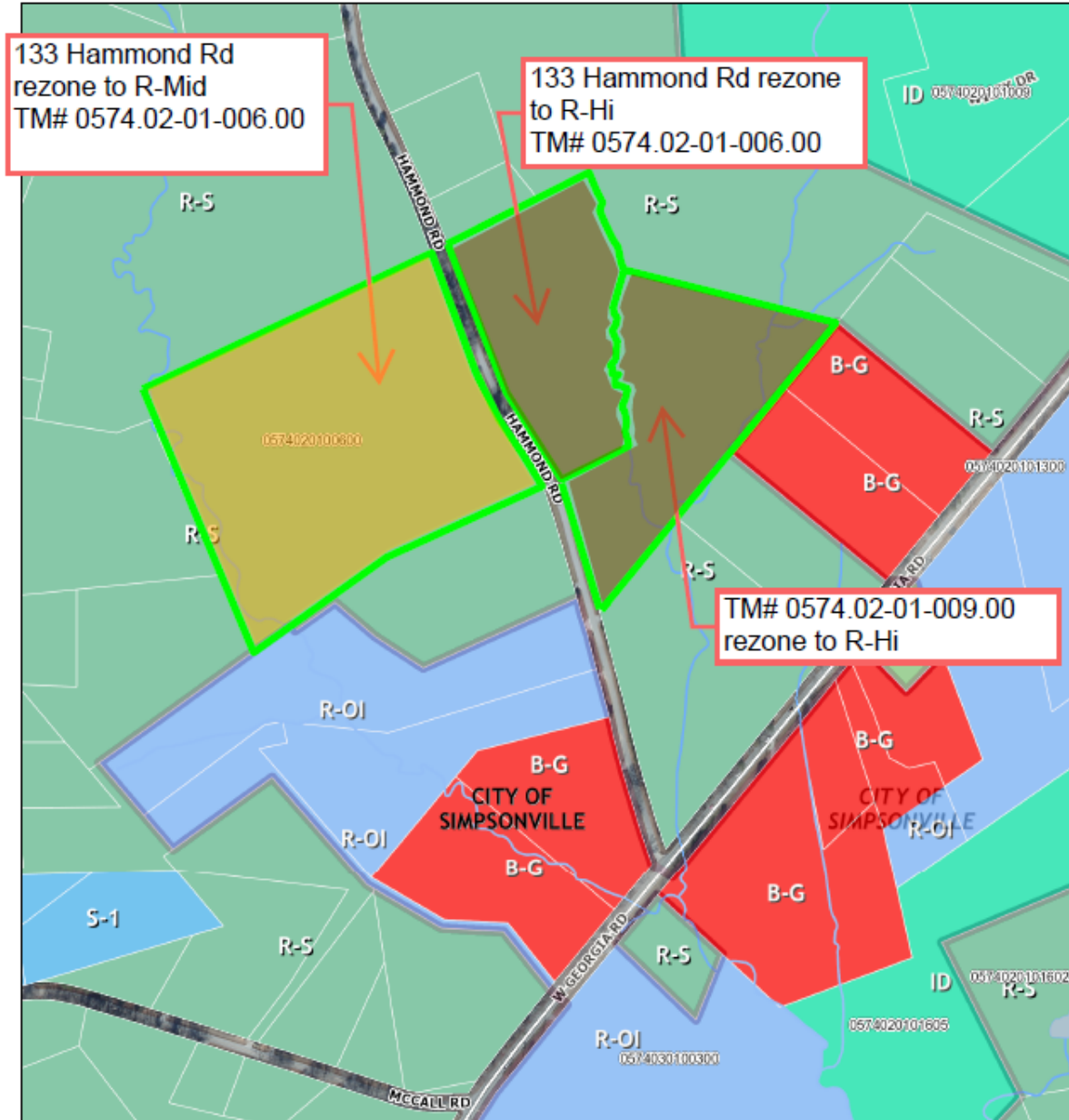


EXHIBIT "B"

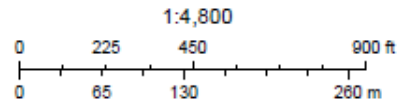
AXZ-2025-05 Hammond Rd. Annex / Rezone to R-Mid and R-Hi



November 25, 2025

**Legend**

- Subject Property
- Parcels





CITY OF SIMPSONVILLE ANNEXATION APPLICATION

SITE/PROPERTY LOCATION:

Property Address: 133 Hammond Road Tax Map Number: 0574020100600

APPLICANT: June S. Johnson Family Limited Partnership

Mailing Address: 8504 South East Seventy Second Avenue City, State, Zip: Ocala, FL 34472

Phone Number: E-mail Address:

PROPERTY OWNER (if different from Applicant):

Mailing Address: City, State, Zip:

Phone Number: E-mail Address:

Zoning District: Current GVL County R-S Requested R-OI
'Future Land Use Map' Designation: Activity Area

Project Description (be specific): Residential single family subdivision comprised of attached and detached single family homes.

No. of Parcels: 1 Acreage of Parcel(s): 22.54

- 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 [Signature] FOR JUNE S. JOHNSON FLP

Printed Name HERBERT A. JOHNSON JR. G.P.

Date October 6, 2025

FOR CITY STAFF USE ONLY
Date Received: By: Docket #: Zoning District:
Comments: PC Review: CC Review:
[ ] APPROVED ( [ ] with conditions ) [ ] DENIED



CITY OF SIMPSONVILLE ANNEXATION APPLICATION

SITE/PROPERTY LOCATION:

Property Address: 27292 Hammond Road Tax Map Number: 0574020100900

APPLICANT: Karey L. Simpson and Phyllis L. Simpson

Mailing Address: 306 Holly Park Lane City, State, Zip: Simpsonville, SC 29681

Phone Number: E-mail Address:

PROPERTY OWNER (if different from Applicant):

Mailing Address: City, State, Zip:

Phone Number: E-mail Address:

Table with 3 columns: Zoning District, Current, Requested. Rows include GVL County R-S, R-OI, Activity Area.

Project Description (be specific): Residential single family subdivision comprised of attached and detached single family homes.

No. of Parcels: 1 Acreage of Parcel(s): 7.76

- Submittal Checklist\*: [ ] Consent Letter from Property Owner... [ ] Cover Letter... [ ] Survey/Boundary Map...

\*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.

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: Phyllis L. Simpson Printed Name: Phyllis Simpson Date: 10/7/25

FOR CITY STAFF USE ONLY. Date Received: By: Docket #: Zoning District: Comments: PC Review: CC Review: [ ] APPROVED [ ] with conditions [ ] DENIED

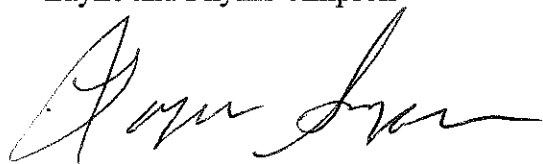
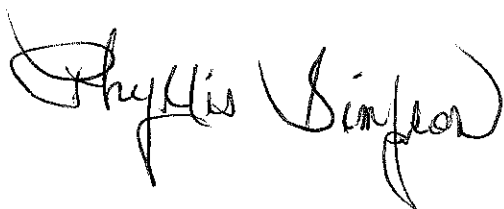
November 24, 2025

Dear Mayor, City Council and Members

We purchased the land on Hammond Road many years ago. Our intention was to build there but instead, we purchased a home near Simpsonville and that is where we still reside. Now in our 80s, we are on a fixed income and need the money from sale of our property to help pay living expenses.

Thanks and best regards,

Layne and Phyllis Simpson

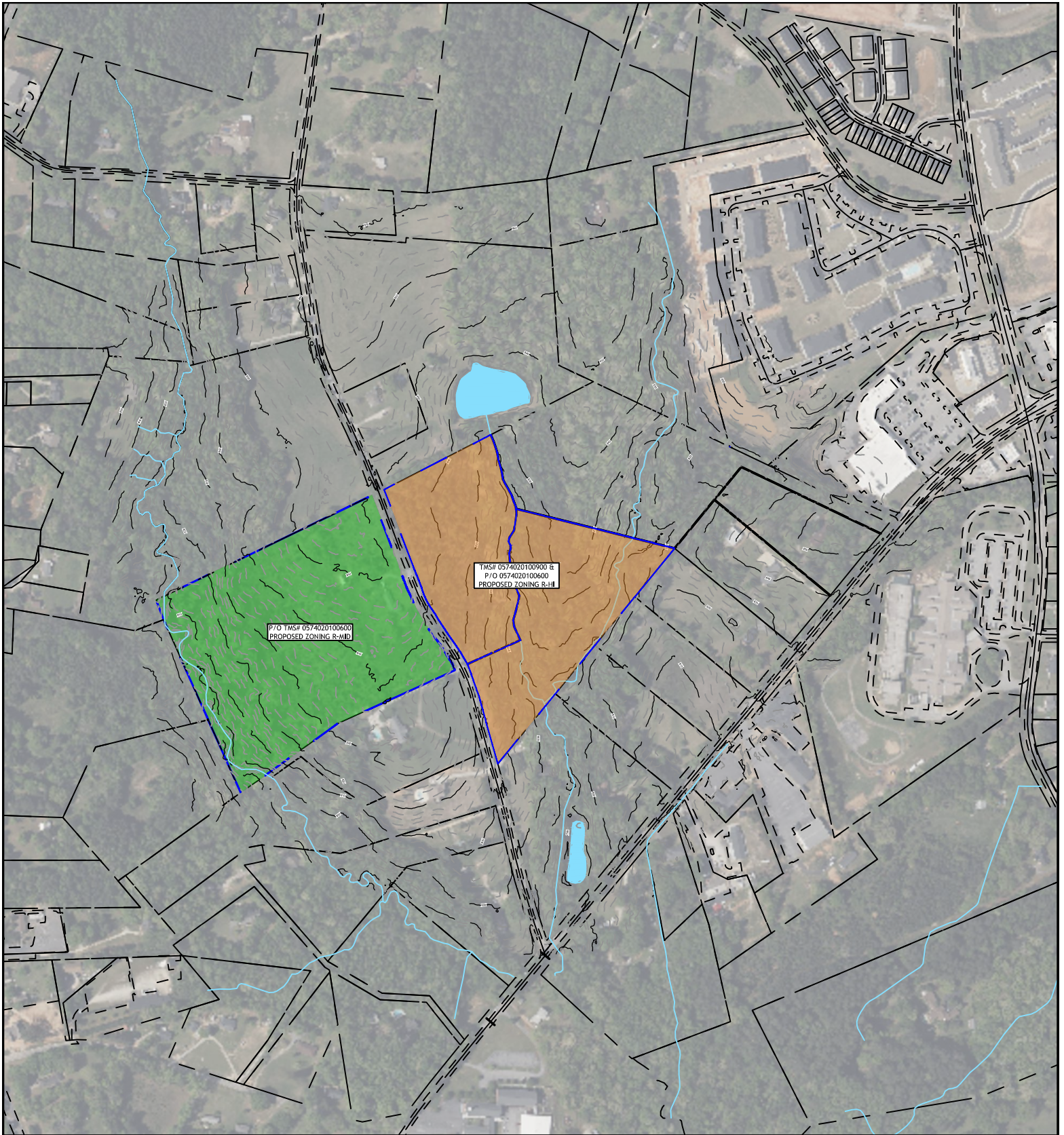
A handwritten signature in cursive script, appearing to read "Layne Simpson".A handwritten signature in cursive script, appearing to read "Phyllis Simpson".

# *Hammond Road*

+/- 30.3 Acre Site  
R-Mid and R-Hi  
Hammond Road, Greenville, SC  
Tax Map # 0574020100600 & 0574020100900

*November 18, 2025*

**Proposed Use:** The development planned for TMS#: 0574020100600 & 0574020100900 (+/- 30.3 total acres) is off of Hammond Road and we will be requesting both R-Mid and R-Hi zoning districts. The property on the western side of Hammond Road will be R-Mid and the property on the eastern side will be R-Hi. We are proposing a residential development with both attached and detached single family homes.



## HAMMOND ROAD ANNEXATION REQUEST

HAMMOND ROAD

CITY OF SIMPSONVILLE, SC

JOB No.: 2025080

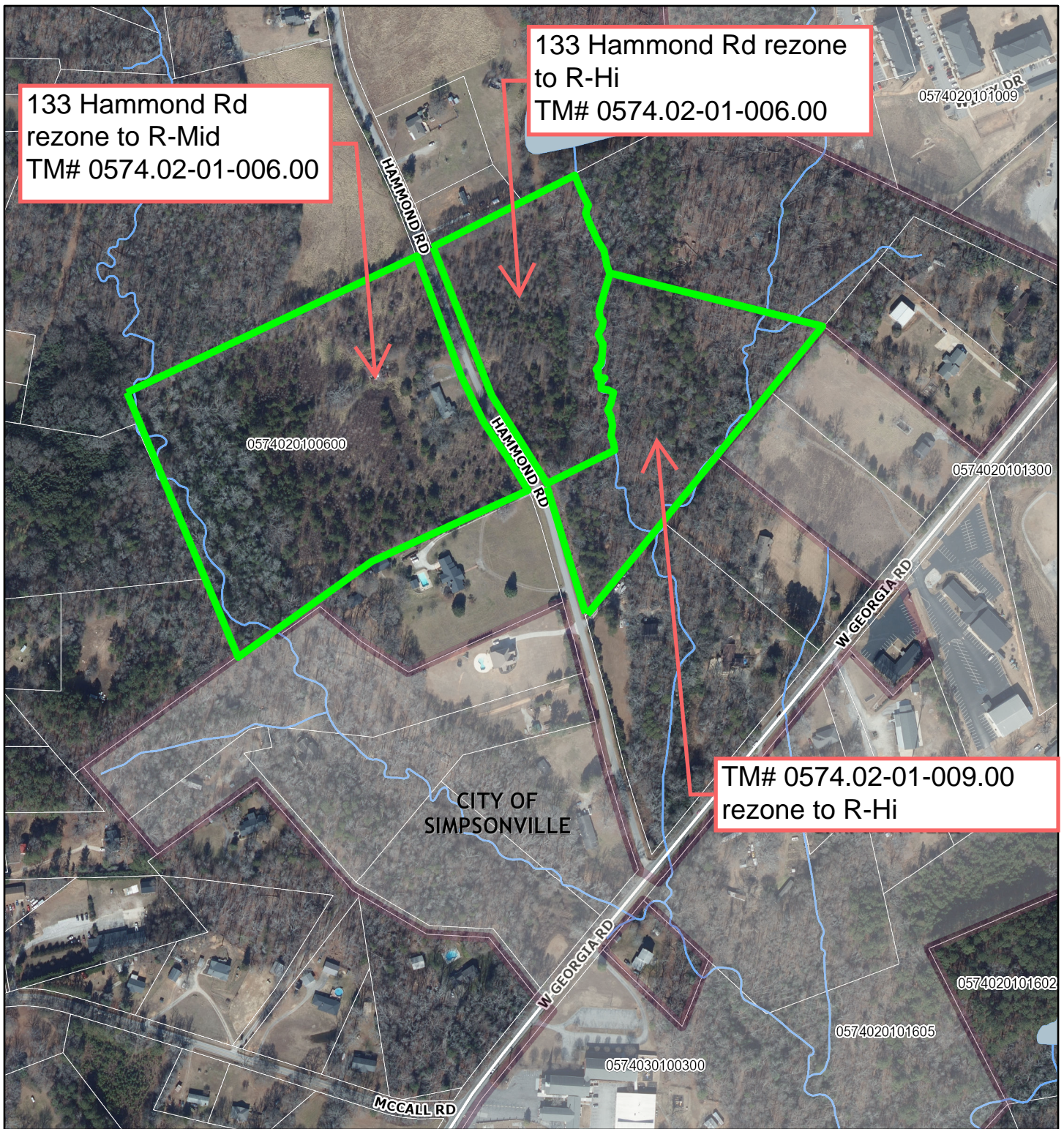
PROJECT DATE: 11/18/25

NO.	DATE	REVISION
A	-	
-		
-		

	<p>SHEET <b>EX. A</b></p>
<p>SCALE: 1" = 500'</p>	



# AXZ-2025-05 Hammond Rd. Annex / Rezone to R-Mid and R-Hi

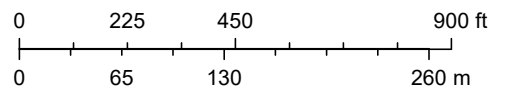


November 25, 2025

1:4,800

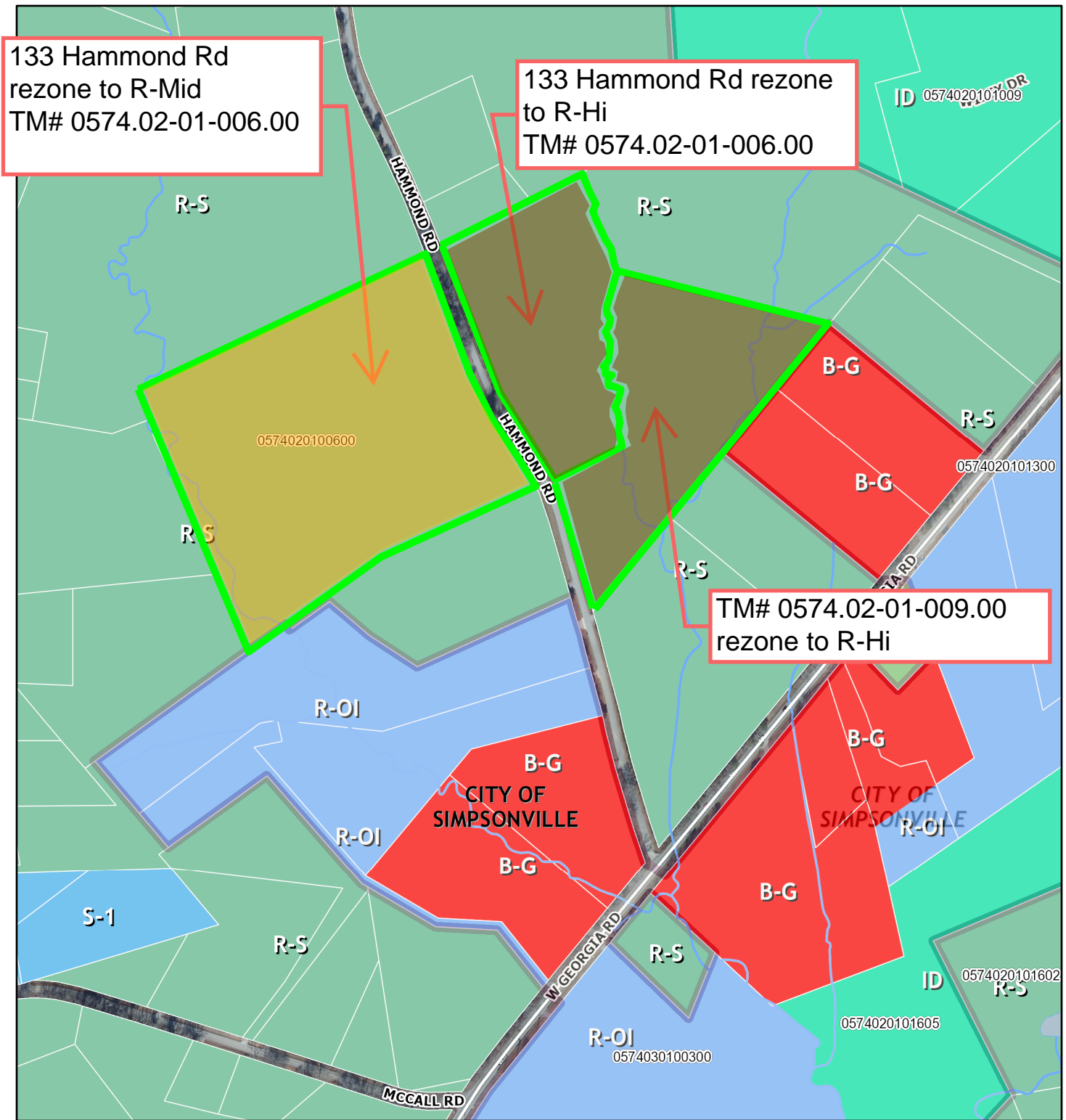
**Legend**

-  Subject Property
-  Parcels



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

# AXZ-2025-05 Hammond Rd. Annex / Rezone to R-Mid and R-Hi

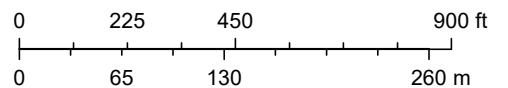


November 25, 2025

1:4,800

**Legend**

- Subject Property
- Parcels



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



**City of Simpsonville – Submission of Agenda Item**  
*(Due at 12 p.m. on the Tuesday prior to the meeting)*

**To:** Ashley Clark, Clerk of Council

**From:** Planning Director Jon Derby

**Department:** Planning

**Date Submitted:** 03/09/2026

**Please include the following item on the agenda for:**

Committee of the Whole Meeting (4th Tuesday of the month) **Date:** 03/24/2026

Business Meeting (2nd Tuesday of the month) **Date:**

Z-2026-01, Proposed rezoning of property located at 206 Ladean Ct.

**Agenda Item Title:**

**Summary of Item / Purpose:**

Rezoning from Innovative Development to Business-General zoning

**Action Requested of Council:**

- Discussion Only
- First Reading
- Second Reading
- Approval / Vote
- Other: Recommendation to PC

**Are supporting documents attached?**

- Yes       No

## AGENDA ITEM

---

**To:** Planning Commission

**Meeting Date:** 3/24/2026

**Agenda Item:** Proposed rezoning to B-G

**Subject:** Z-2026-01 Proposed rezoning to property located at 206 Ladean Ct. Tax Map# 0330.00.01.001.24

**Applicant/Owner:** Justin A. Holck, Scuffletown Real Estate Holdings

**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	Future Land Use	Size of Property
ID	BG	B-G	Village Activity Center	0.66 +/- Acres

### Brief Description of request

---

The City of Simpsonville has received a signed petition requesting the rezoning of property pursuant to Section 7.5 of the Simpsonville Zoning Ordinance. This petition is for the parcel located at 206 Ladean Ct (tax map # 0330.00.01.001.24)

The applicant has requested that this parcel be rezoned back to B-G, (Business General) from its current zoning of ID (Innovative Development). The applicant would like to market the site under the B-G use and design standards.

## Z-2026-01

---

### Location & Site Description

---

This parcel was rezoned to ID in 2022 for the “Scuffletown Food Truck Park”. This project saw great success over the years. The site layout is still intact for the food park concept. Ingress/egress to the site is still from the private drive via the Fairview Market shopping center besides the Wine Barn (Prior Ace Hardware).

### Comprehensive Plan

---

The City’s Comprehensive Plan identifies this area as Village Activity Center. This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by commercial “strip” uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New commercial “strip” development is discouraged.

### Zoning District

---

Per Section 2.8.1 of the Simpsonville Zoning Ordinance: “The B-G, Business—General District is established to promote accessible and central concentrations of business activities and commercial establishments offering both retail goods and services to people from throughout the community. This district also provides opportunities to integrate residential uses subject to careful design. The district is intended to serve both pedestrians as well as people who travel by automobile. Therefore, this district is primarily located along major roadways, and businesses are encouraged to locate in close proximity to one another. Where necessary, adjacent residential areas are protected through landscaping and site design.”

### Public Hearing Proceeding

---

A public hearing regarding this petition was conducted on March 3rd, 2026, before the body of the Simpsonville Planning Commission. There were no public comments.

### Planning Commission Review

---

The Simpsonville Planning Commission reviewed the request to rezone the property at their March 3rd, 2026, meeting. By a vote of 6-0, the Planning Commission recommends approval of Z-2026-01.

## Z-2026-01

---

### Site Improvements

---

No site improvements at this time. The site is still intact from the approved master site plan for the food truck concept. Any new development would adhere to the site standards of Article 4, of the Simpsonville Zoning Ordinance.

### Staff Comments

---

Staff recommends approval.

**STAFF RECOMMENDATION:** I move that the Planning Commission recommend approval of the requested rezoning set forth in Ordinance Z-2026-01.

BACK TO AGENDA

**ORDINANCE NO. Z-2026-01**

**AN ORDINANCE TO AMEND THE ZONING MAP  
OF THE CITY OF SIMPSONVILLE, SOUTH  
CAROLINA OF LAND AT 206 LADEAN COURT,  
TAX MAP# 0330.00-01-001.24, OWNED BY  
SCUFFLETOWN REAL ESTATE HOLDING**

**WHEREAS**, the South Carolina Code of Laws of 1976, as amended, Chapter 23 Title 5 provides for the process for municipalities to 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 February 16, 2026, and the City of Simpsonville Planning Commission held a public hearing on March 3, 2026.

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

1. **ZONING CLASSIFICATION:** The Official Zoning Map of the City of Simpsonville is hereby amended to assign Tax Map # 0330.00-01-001.24 depicted in the deed contained in Book 2682 on Page 72, of the official records of Greenville County Register of Deeds and as depicted in Exhibit "A" & "B", attached hereto, the zoning classification of B-G, Business General District.

2. **PROVISION SEVERAGE:** It is hereby declared to be the intention of the governing authority of this municipality that the sections, subsections, 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.

3. **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.

(SIGNATURE PAGE FOLLOWS)

**ORDINANCE NO.: Z-2026-01**

**Page 2**

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

SIGNATURE OF MAYOR:

---

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

---

Ashley Clark  
City Clerk

---

Daniel Hughes  
City Attorney

First Reading:        April 14, 2026  
Second Reading:     May 12, 2026

**BACK TO AGENDA**

EXHIBIT "A"



Z-2026-01 206 Ladean Ct Rezone to B-G



February 24, 2026

1:1,600

**Legend**

-  Subject Property
-  Parcels

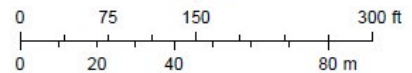
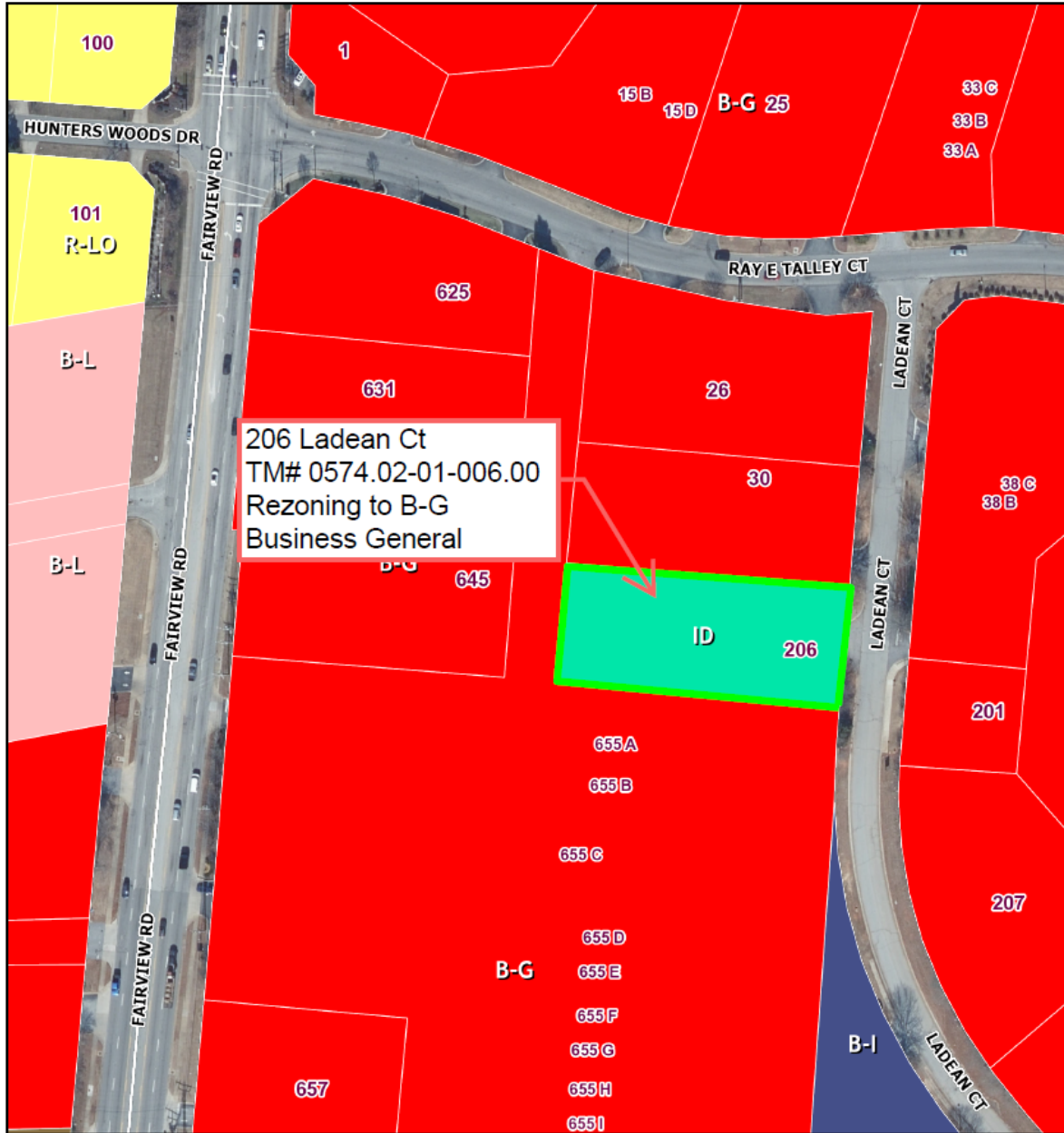


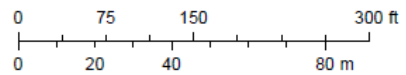
EXHIBIT B

Z-2026-01 206 Ladean Ct Rezone to B-G





February 24, 2026

1:1,600



**Legend**

-  Subject Property
-  Parcels





# CITY OF SIMPSONVILLE ZONING AMENDMENT (REZONING) APPLICATION

**SITE/PROPERTY LOCATION:**Property Address: 206 Ladean Ct, Simpsonville SC Tax Map Number: 0330000100124**APPLICANT:** Justin A HolckMailing Address: 306 Lorca DR City, State, Zip: Greenville, SC 29611  
Phone Number: 541-610-2872 E-mail Address: justinaholck@gmail.com**PROPERTY OWNER** (if different from Applicant): \_\_\_\_\_Mailing Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

	<i>Current</i>	<i>Requested</i>
Zoning District:	<u>ID</u>	<u>BG</u>
“Future Land Use Map” Designation:	<u>ID</u>	<u>BG</u>

Project Description (be specific): Change from ID zoning to BGNo. of Parcels: 1 Acreage of Parcel(s): 0.74

- Submittal Checklist\*:
- Consent Letter from Property Owner (if application is not signed by property owner)
  - Cover Letter explaining your request in detail
  - Application Fee (see “Rezoning Guide”)
  - Survey/Boundary Map – 1 printed copy/1 PDF copy

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

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.

<u><i>Justin Holck</i></u> Signature	<u>Justin A Holck</u> Printed Name	<u>02/11/2026</u> Date
---	---------------------------------------	---------------------------

FOR CITY STAFF USE ONLY

Date Received: \_\_\_\_\_ By: \_\_\_\_\_ Docket #: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Comments: \_\_\_\_\_ PC Review: \_\_\_\_\_ CC Review: \_\_\_\_\_

APPROVED ( with conditions)  DENIED

February 11, 2026

City of Simpsonville Planning Commission

118 NE Main Street

Simpsonville, SC 29681

**Re: Rezoning Request – 206 Ladean Court, Simpsonville, SC**

Dear Members of the Planning Commission,

Please accept this letter as a formal request to rezone the property located at 206 Ladean Court, Simpsonville, South Carolina from its current Innovative Development (ID) designation back to Business General (BG).

The purpose of this request is to restore the property's zoning classification to Business General in order to better align with surrounding commercial uses and to support appropriate business operations at this location. The Business General designation is consistent with the existing development pattern in the area and provides suitable flexibility for commercial activity while remaining compliant with all applicable municipal standards and regulations.

This proposed rezoning will not negatively impact the character of the surrounding area. Rather, it reinforces the established commercial nature of nearby properties and supports continued economic activity within the corridor.

We respectfully request review and approval of this rezoning application. Please advise if any additional documentation or supporting materials are required to assist in your evaluation.

Thank you for your time and consideration.

Sincerely,

Justin Holck

Owner

541-610-2872

[justinholck@gmail.com](mailto:justinholck@gmail.com)



# Z-2026-01 206 Ladean Ct Rezone to B-G

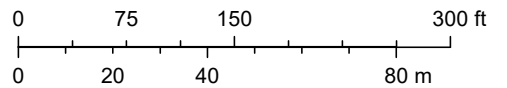


February 24, 2026

1:1,600

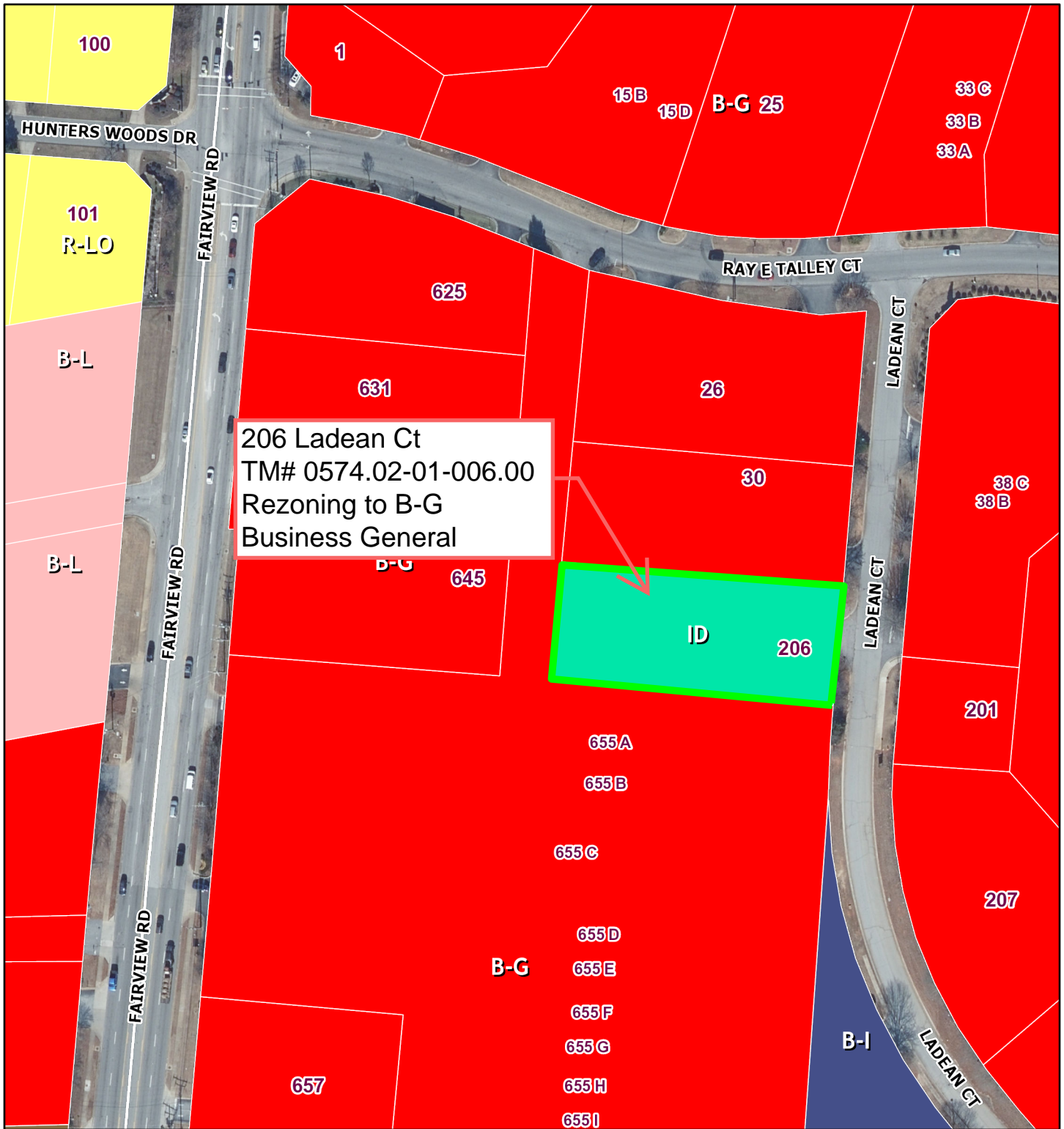
**Legend**

-  Subject Property
-  Parcels



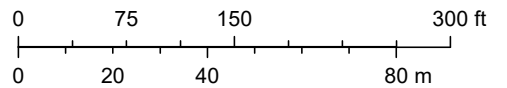
Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division

# Z-2026-01 206 Ladean Ct Rezone to B-G





February 24, 2026

1:1,600



**Legend**

-  Subject Property
-  Parcels



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



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

*(Due at 12 p.m. on the Tuesday prior to the meeting)*

**To:** Ashley Clark, Clerk of Council

**From:** Justin Campbell

**Department:** Administration

**Date Submitted:** 03/10/2026

**Please include the following item on the agenda for:**

Committee of the Whole Meeting (4th Tuesday of the month) **Date:** 03/24/2026

Business Meeting (2nd Tuesday of the month) **Date:**

**Agenda Item Title:** Resolution R-2026-08, Community Development Block Grant and Home Funds from Greenville County Redevelopment Authority

**Summary of Item / Purpose:**

To adopt resolution provided by Greenville County Redevelopment Authority to accept the allocation of Community Development Block Grant and Home funds from GCRA as set for Program Year 2026

**Action Requested of Council:**

Discussion Only

First Reading

Second Reading

Approval / Vote

Other:

**Are supporting documents attached?**

Yes  No

**CITY OF SIMPSONVILLE  
2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
AND HOME PROGRAM FACT SHEET**

**Community Development Block Grant (CDBG).** This grant is used to help low- and moderate-income people, prevent or eliminate blight, or meet an urgent community need where no other funding is available.

Qualified projects include:

1. ***Projects benefiting an entire neighborhood*** (public works, infrastructure, sewer, streets, sidewalks, parks, and lighting). At least 51 percent of the people in the neighborhood must be verified low to moderate income.
2. ***Projects dealing with housing*** (rehabilitation or new construction). Each household must be verified as income eligible.
3. ***Public service activities*** (education, nutrition, childcare, and medical care). Participants must be income qualified unless they are members of certain groups (seniors, disabled adults, battered and abused spouses and children, illiterates, people with HIV/AIDS, or migrant farm workers). People in these groups are automatically eligible for public service activities.
4. ***Public facilities.*** If a community center is for everyone in a neighborhood, the neighborhood must be low or moderate income. If it is for one of the special groups mentioned above, it may be located anywhere inside the city.
5. ***Projects to eliminate slums and blight on a spot basis*** – demolition activities. The site and/or the building must be declared blighted by your city codes department.
6. ***Economic Development:*** Revolving loans to existing or start up small business owners and façade improvement to commercial properties in the Central Business Areas for the purpose of creating and retaining low- and moderate-income jobs.

**HOME Program.** This program is used to increase the supply and provide access to decent and safe affordable housing for low- and moderate-income persons/households. Each participating household must be income qualified.

**Funding Available.** The City of Simpsonville has the following *estimated* allocation for Program Year 2026: **\$203,900**

Simpsonville	CDBG	HOME
Grant Estimated Allocation	\$145,125	\$49,375
Program Income	\$ 9,400	\$0
<b>Total</b>	<b>\$154,525</b>	<b>\$49,375</b>

Program income is generated by the repayment of CDBG or HOME funded housing loans and has the same use requirements as the original grants.

**PROGRAM YEAR 2026 BEGINS JULY 1, 2026**

For additional information please contact  
Greenville County Redevelopment Authority • 301 University Ridge, Suite South-4300 • Greenville SC 29601  
Phone: (864) 242-9801 • Fax: (864) 232-9946

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
CITY OF SIMPSONVILLE

**City of Simpsonville  
RESOLUTION R-2026-08**

**ALLOCATION OF GREENVILLE COUNTY  
CDBG AND HOME FUNDS  
FOR PROGRAM YEAR 2026**

**WHEREAS**, the City of Simpsonville participates in the Greenville County Urban County Program; and

**WHEREAS**, the funds received by Greenville County available for allocation by the City of Simpsonville are as follows:

	<u>CDBG</u>	<u>HOME</u>
<b>City Allocation</b>	\$145,125	\$49,375
<b>Program Income</b>	\$ 9,400	\$0
<b>Total Estimated</b>	\$154,525	\$49,375

**WHEREAS**, the HOME funds may only be used to increase the supply of decent affordable housing for modest income persons, and CDBG funds may only be used to assist low- and moderate-income persons, reduce or eliminate slum and community blight, or meet an urgent community need where no other funding is available; and

**WHEREAS**, the Mayor and Council of the City of Simpsonville have discussed and reviewed projects for which these funds should be allocated by Greenville County;

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the City of Simpsonville accepts the allocation of funds as set forth above and budgets use of the funds as follows:

HOME funds in the amount of \$49,375 or such other amount as may be received in HOME funds in the 2026 program year to be used for new construction or reconstruction of affordable housing and assisting low- and moderate-income households in the City of Simpsonville;

CDBG funds in the amount of \$154,525 or such other amount as may be received in CDBG funds in the 2026 program year may be used on the following activities: \$22,000 in CDBG to be allocated to Public Service programs; \$49,375 for New Construction; \$128,525 for Infrastructure, and \$4,000 in disposition in the City of Simpsonville.

BACK TO AGENDA

**ANY CHANGE** in CDBG and HOME funding allocations by the Greenville County Redevelopment Authority and the U.S. Department of Housing and Urban Development, increase or decrease in funding, will be distributed on a pro rata basis to all activities.

PASSED, ADOPTED AND APPROVED by the Council of the City of Simpsonville on this \_\_\_th day of \_\_\_\_\_, 2026.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

BY: \_\_\_\_\_

Paul Shewmaker, Mayor

ATTEST:

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

REVIEWED:

\_\_\_\_\_  
Tee Coker, City Administrator

APPROVED AS TO FORM:

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



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

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

**To:** Tee Coker, City Administrator

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

**From:** Tim Pinkerton

**Department:** Council W5

**Date Submitted:** 03/11/2026

**Please include the following item on the agenda for (date of meeting):** 03/24/2026

**Agenda Item Title:**

Impact Fees Resolution

**Summary of Item / Purpose:**

Approve a Resolution to approve funding for an Impact Fee Study and Capital Improvement Plan that will fund certain municipal facilities and equipment, public safety needs, and recreation facilities (parks)

**Are supporting documents attached?**

Yes

No



## **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:** Justin Campbell

**Department:** Administration

**Date Submitted:** 01/20/2026

**Please include the following item on the agenda for (date of meeting):** 03/24/2026

**Agenda Item Title:**

Approval of Fee Schedule for Freedom Information Act

**Summary of Item / Purpose:**

Staff would like to update and amend the current fee schedule for public records requests under the S.C. Freedom Information Act. Legal counsel has advised that the fee schedule for FOIA requests should be approved by City Council.

**Are supporting documents attached?**

Yes



**MEMORANDUM: UPDATE OF FOIA FEE SCHEDULE**

Mayor & Council,

The City of Simpsonville uses a fee schedule to calculate the costs for processing requests under the Freedom of Information Act when appropriate as permitted by S.C. Code Ann. § Section 30-4-30(B). A public body like Simpsonville City Council may establish a fee schedule. The purpose of Business Item 8.D. is to approve an updated fee schedule for requests under the South Carolina Freedom of Information Act to address the following:

- **Ensure formal approval by Council of a fee schedule is recorded**  
A record of formal approval by Council of a fee schedule for processing FOIA requests has not been found. City Attorney Daniel Hughes advised a public body like City Council must formally approve a proposed fee schedule for it to go into effect.
  
- **Update the current fee schedule for streamlining and efficiency**  
City Administration and the Police Department have held multiple discussions about records requests to provide clarity to the public and make processing and determining fees for requests more consistent across departments. Therefore, we have agreed on the following items for the fee schedule:

Current Schedule	Proposed Changes
1. Varying fees for different reports	\$8 flat rate fee for all records requests wherein the requests require less than 1 hour to process
2. Victim of a crime must retrieve report in-person	Records can be provided electronically, e.g. via email, to victims <sup>[1]</sup> free of charge.
3. State Collision Reports do not designate a “victim”, nor do they assign “fault” but rather qualify as a statistical document that only categorizes a “contributor”. Currently, the fee schedule is unclear regarding motor vehicle accident report requests regarding free reports.	Indicates victims of crimes may receive free reports and that State Collision Reports do not designate a “victim” or find “fault” for collisions, and to refrain from confusion of the public, an \$8 fee will be applied to all requested collision reports.
4. Charges for copies/printing, postage, and media hard copies	No charge for printed copies, CDs, or postage; charges will only apply to copies provided on a hard drive or USB drive at market rates <sup>[2]</sup> .
5. Charges for staff time begin at 30 minutes	Charges for staff time begin at 1 hour
6. 25% deposit starting at \$20	Continue 25% deposit starting at \$20

<sup>[1]</sup> Included in the category of access to Victim’s records are legal guardians of minors and other government agencies (e.g. U.S. Military, other police departments and sheriff’s offices, FBI, etc.)

<sup>[2]</sup> In cases of large numbers or volumes of copies and printing, e.g. 50 or more pages, the City may start charging \$0.10/unit. Rarely do requests require printing and copying, and rarely do requests require the printing or copying of 10 or more pages.



### Justification for Changes

1. **\$8 Flat Fee:** Due to changes in the costs of software related to reports, variability in staff time, and confusion of requesters about the different fees for different reports and requests, the Simpsonville Police Department has determined an increased flat fee of \$8 will eliminate compounding issues in fulfilling requests. The \$8 flat fee takes into consideration staff time of up to 1 hour, given that the time required by PD staff to process most requests fell between 30 minutes and 1 hour.
2. **Provide Free Reports Electronically:** Public bodies are required by state law to make the process for obtaining public records as easy as possible within reason and opting to provide victims of crimes<sup>[1]</sup> their free reports electronically align with that requirement.
3. **Clarification of Victims:** Understandably members of the public assume that in a motor vehicle accident investigated by the Police Department, if 1 motorist is at fault, then the other motorist is considered a "victim." Because a motor vehicle accident is not a crime and the Police Department does not assign fault, persons involved in a motor vehicle accident must pay the \$8 fee for an accident report. If a motorist is a victim of a hit-and-run motor vehicle accident, then that motorist is entitled to a free report because a hit-and-run is a crime.
4. **No Charges for Copies/Printing:** Not charging for copies, printing, and media hard copies except for hard drives and USB drives will reduce for the Police Department cash management onsite and be less burdensome on the public to have exact change at the time of picking up a request. Records staff at the Police Department will also be able to invoice a flat rate via e-payment, whereas the Finance Department in City Hall has been responsible for billing any Police Department fees. Most records can be provided electronically, and staff time could be charged for converting records to electronic format by scanning or other means if needed once staff time reaches 1 hour. Rarely do requesters insist on paper copies<sup>[2]</sup>.
5. **Charges for Staff Time at 1 Hour:** The amount of time for the Police Department to process most requests falls within the range of 30 minutes to 1 hour. Increasing the amount of time at which staff time is charged from 30 minutes to 1 hour will streamline the fulfillment process for requesters and staff, since fees for staff time will not factor into costs. Setting all reports at an \$8 flat fee accounts for such time.
6. **25% Deposit Starting at \$20:** Public bodies are permitted by state law to require a 25% deposit for processing requests with fees, and starting the deposit requirement at \$20, which equates to the cost of at least 3 reports ( $\$8 \times 3 = \$24$ ), seems to be the most fair to members of the public while incentivizing that requesters whose requests require staff time of 1 or more or multiple reports be serious about committing to payment.

<sup>[1]</sup> Included in the category of access to Victim's records are legal guardians of minors and other government agencies (e.g. U.S. Military, other police departments and sheriff's offices, FBI, etc.)

<sup>[2]</sup> In cases of large numbers or volumes of copies and printing, e.g. 50 or more pages, the City may start charging \$0.10/unit. Rarely do requests require printing and copying, and rarely do requests require the printing or copying of 10 or more pages.

EXHIBIT A:  
PROPOSED FEE SCHEDULE



— CITY OF SIMPSONVILLE —

**Fee Schedule for Requests Under Freedom of Information Act**

Search/Retrieval Time	Search/Retrieval Time	Rate	Cost
The fee for the search, retrieval, and redaction of records shall not exceed the prorated hourly salary of the lowest paid employee who, in the reasonable discretion of the custodian of the records, has the necessary skill and training to perform the tasks.	___ hours	\$___/hour	\$___
Copies	Number of Units	Rate	Cost
A charge for printing or copies will start at 50 pages at \$.10/page.	___ copies	\$0.10/page	\$___
Media	Number of Units	Rate	Cost
Hard Drive at market rate USB Drive at market rate	___ HD   ___ USB	\$___ HD \$___ USB	\$___
Reports	Number of Reports	Rate	Cost
All Police Department records requests including but not limited to: <ul style="list-style-type: none"> <li>Incident Reports<sup>1</sup></li> <li>Accident Reports<sup>2</sup></li> <li>Local Criminal History Check</li> <li>Calls for Service</li> </ul>	___ Reports	<b>Flat rate: \$8 per request<sup>3</sup></b>	\$___
<b>TOTAL COST</b>			\$___
<b>DEPOSIT<sup>4</sup></b> (Estimated Total Cost \$___ x 0.25)			\$___

A public body is permitted by S.C. Code Ann. § 30-4-30(B) of South Carolina Freedom Information Act, S.C. Code Ann. Title 30, Chapter 4 to require a fee for processing public records requests. Simpsonville City Council approved with Resolution R-2026-10 on April 14, 2026 the current FOIA fee schedule for the City of Simpsonville to be included in the Fiscal Year 2026-2027 budget and future budgets and to go into effect immediately upon approval.

<sup>1</sup> Victims of a crime and their legal guardians and other law enforcement agencies and certain organizations (e.g. sheriff’s offices, police departments, Federal Bureau of Investigation) can receive an incident report at no charge. This exception applies only to incident reports for a crime.

<sup>2</sup> The State Collision Report does not designate a “victim” or assign “fault” but rather qualifies as a statistical document that only categorizes by “contributor.” An \$8 fee will be applied to all requested collision reports. Only victims of crimes can receive free reports.

<sup>3</sup> A charge for staff time may be made in addition to the report/s fee if the amount of time required to process the request for a report or reports is at least 1 hour.

<sup>4</sup> A 25% deposit may be required prior to processing a request if the estimated total cost is at least \$20.



**EXHIBIT B:  
CURRENT FEE SCHEDULE**

**Fee Schedule for FOIA Requests**

<b>Search/Retrieval Time</b>	<b>Minutes/Hour</b>	<b>x Rate</b>	<b>= Cost</b>
The fee for the search, retrieval, redaction or scanning of records will equal the hourly wage of the lowest paid employee who can fulfill the request.			
<b>Copies</b>	<b>Number of Copies</b>	<b>x Rate</b>	<b>= Cost</b>
If an electronic version of a record is available, and the requestor elects to receive the record electronically, then there will be no charge for copies.*		\$0.10/page	
<b>Media</b>	<b>Type</b>	<b>Number of Units</b>	<b>= Cost</b>
<b>CD   DVD   Flash Drive   Other</b>			
	<b>Type</b>	<b>x Rate</b>	<b>= Cost</b>
<b>Postage/Shipping</b>	USPS UPS FedEx		
<b>Reports</b>	<b>Number of Reports</b>	<b>x Rate + Printing (\$0.10/page)</b>	<b>= Cost</b>
<b>Incident Reports** (Simpsonville Police Department)</b>		\$5***/report	
<b>Accident Reports (Simpsonville Police Department)</b>		\$5/report	
<b>Local Criminal History Check (Simpsonville Police Department)</b>		\$6/report	
<b>TOTAL COST</b>			

\*Please note that if the requested records are not in an electronic form, and our office agrees to transfer the documents to an electronic format, then there may be a charge for the staff time required to transfer the documents to an electronic format.

\*\*Victims of a crime can receive an incident report at no charge but must pick up the report at the Simpsonville Police Department at 405 E. Curtis St., Simpsonville, S.C. 29681.

\*\*\*The Simpsonville Police Department may charge different fee amounts, such as printing expenses, for fulfilling FOIA requests, depending on staff hourly wage and other factors.

BACK TO AGENDA