

ORDINANCE NO. SP-2026-02

AN ORDINANCE APPROVING A MAJOR CHANGE IN THE INNOVATIVE DEVELOPMENT DISTRICT (ID) OF CERTAIN REAL PROPERTY IN THE CITY OF SIMPSONVILLE LOCATED AT 612 NEELY FERRY ROAD AND KNOWN AS THE TIMBERS EDGE SUBDIVISION

WHEREAS, Jeffrey Anders, Lonnie Anders, and Jerry Anders are the owners of properties located at 612 Neely Ferry Road, Simpsonville, SC 29681, identified as Greenville County Parcel Numbers 0574020101600 and 0574020101605 (the “Property”); and,

WHEREAS, the Property is within the Innovative Design District (ID) and governed by Article 2:11 of the City of Simpsonville Zoning Ordinance; and,

WHEREAS, the City of Simpsonville previously approved the zoning of the Property pursuant to an approved statement of intent dated October 20, 2021 attached hereto as **Exhibit A**. The applicant now desires to amend the previously approve a major change pursuant to the terms and conditions set forth in the amended Statement of Intent attached hereto as **Exhibit B**; and,

WHEREAS, pursuant to Article 2:11.7, any change which the Planning Director determines would significantly alter the basic concept and general characteristics of the ID or the Planning Director determines should be reviewed by City Council due to the community impact of the proposed change is a “Major Change” must be approved according to the procedures set forth in Article 2:11:7; and,

WHEREAS, on June 2, 2026 the Simpsonville Planning Commission held a public hearing and made a recommendation of approval to the Simpsonville City Council; and,

WHEREAS, after consideration of the Statement of Intent, the proposed amendments to the Statement of Intent, the City’s Comprehensive Plan, and the impact of the amendment upon surrounding properties, the Mayor and City Council find that it is in the best interest of the City of Simpsonville to approve the requested change to the ID zoning.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Simpsonville, South Carolina that the ID zoning of the property is modified to amend the Statement of Intent and the Site Plan from the original submitted ID rezoning.

This ordinance shall be effective immediately upon second reading approval.

**CITY OF SIMPSONVILLE, SOUTH
CAROLINA**

Paul Shewmaker, Mayor

ATTEST:

Justin Campbell, Municipal Clerk

First Reading: July 14, 2026

Second and
Final Reading:

Approved as to form:

Daniel R. Hughes
City Attorney