Council Packet for Business Meeting, November 2026

November 10, 2026 | 6 p.m. | Council Chambers

Contents

	Pages
Agenda	2-3
4. Approval of Minutes	4-10
6.A. O-2026-12 - Naming Ordinance	11-17
6.B. O-2026-09 - Segra Fiber Franchise	18-25
6.C. O-2026-13 - City Prosecutor	26-28
6.D. O-2026-14 - ALPR Technology	29-31
6.E. O-2026-15 - Election Laws	32-34
6.F. TX-2026-01 - Land Development Regulations	35-41
6.G. TX-2026-02 - Zoning Refinements	42-50
6.H. TX-2026-03 - Zoning Refinements	51-57
6.I. R-2026-21 - Annual Fair Agreement	58-61
6.J. R-2026-22 - OEG Agreement Amendment	62-65
6.K. R-2026-23 - Emergency Operations Plan	66-70
6.L. R-2026-24 - Municipal Tax Relief Referendum Results	71-75
7. Executive Session	Agenda, 3

Select a contents or agenda entry, or use the PDF bookmarks, to navigate.

Select the footer on any page to return to Contents.

Segra agreement omitted. LDR and EOP materials are separate. R-21/R-22 agreements are withheld as noted.

CITY OF SIMPSONVILLE: CITY COUNCIL BUSINESS MEETING
— AGENDA —

Council Chambers, Simpsonville City Hall | November 10, 2026 | 6:00 p.m.

---

1. **CALL TO ORDER**
   Presiding Officer: Paul Shewmaker, Mayor
2. **ROLL CALL**
   Recorder: Justin Campbell, City Clerk
3. **PLEDGE OF ALLEGIANCE**
   Paul Shewmaker, Mayor
4. **APPROVAL OF MINUTES**
   A. Business Meeting on October 13, 2026
   B. Committee of the Whole Meeting on October 27, 2026
5. **CITIZEN COMMENTS**
   [Code of Ordinances: Chapter 2. Article II. Division 2. Sec. 2-69(b)(1)] Citizens of the Simpsonville City Limits, as well as individuals who reside or maintain a business within the City Limits, are entitled to appear before Council at regular meetings. Eligible individuals may speak on matters within the jurisdiction of the City, except for personnel matters. Any eligible person wishing to address Council must sign the public-comment list maintained by the City Clerk no later than 10 minutes prior to the scheduled start of the meeting. The sign-up list shall require the individual's name, address, and the topic to be addressed. … Individual comments shall be limited to three minutes.
6. **BUSINESS**
   A. Second Reading of Ordinance O-2026-12, a proposed ordinance to amend effective date of O-2026-10
   Paul Shewmaker, Mayor

   B. First Reading of Ordinance O-2026-09, a proposed ordinance to issue a fiber franchise agreement to applicant South Carolina Telecommunications Group Holdings, LLC d/b/a Segra Fiber
   John Thibodoux, Market Vice President for Segra Fiber

   C. First Reading of Ordinance O-2026-13, a proposed ordinance to add the position of City Prosecutor to the Code of Ordinances
   Tim Pinkerton, Councilmember

   D. First Reading of Ordinance O-2026-14, a proposed ordinance to prohibit the use of automatic license plate reader (ALPR) camera technology in city limits and direct termination of the ALPR contracts in accordance with their terms
   Sherry Roche, Councilmember

   E. First Reading of Ordinance O-2026-15, a proposed ordinance to amend Chapter 16 of the Code of Ordinances to comply with new election laws made effective January 1, 2027
   Paul Shewmaker, Mayor

For a copy of the most current agenda, please contact City Clerk Justin Campbell at 864-881-2904 or jcampbell@simpsonville.com.

F. First Reading of TX-2026-01, a proposed ordinance to adopt text amendments to Land Development Regulations
Jon Derby, Planning Director

G. First Reading of TX-2026-02, a proposed ordinance to adopt miscellaneous refinements to the Zoning Ordinance
Jon Derby, Planning Director

H. First Reading of TX-2026-03, a proposed ordinance to adopt miscellaneous refinements to the Zoning Ordinance
Jon Derby, Planning Director

I. Resolution R-2026-21, a proposed resolution to approve the annual fair operating agreement with Event Coordinators, Inc.
Tee Coker, City Administrator

J. Resolution R-2026-22, a proposed resolution to authorize First Amendment to the Amphitheatre Management Agreement with Simpsonville Amphitheatre, LLC d/b/a Opry Entertainment Group
Tee Coker, City Administrator

K. Resolution R-2026-23, a proposed resolution to adopt an Emergency Operations Plan
Tee Coker, City Administrator

L. Resolution R-2026-24, a proposed resolution to declare the results of the Municipal Tax Relief Sales and Use Tax Referendum held on November 3, 2026, pursuant to S.C. Code § 5-41-120(G)
Tee Coker, City Administrator

7. EXECUTIVE SESSION

To conduct a semi-annual evaluation of the City Administrator as required by the Simpsonville, S.C. Code of Ordinances § 2-166(b), as allowed by S.C. Code of Laws § 30-4-70(a)(1)

Upon coming out of Executive Session, Council may reconvene the meeting to act on matters discussed in Executive Session.

8. ADJOURNMENT

Paul Shewmaker, Mayor

For a copy of the most current agenda, please contact City Clerk Justin Campbell at 864-881-2904 or jcampbell@simpsonville.com.

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Justin Campbell

Department: Administration

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

Approval of Minutes

Summary of Item/Purpose:

Minutes for the Business Meeting on October 13, 2026 and Special and Committee of the Whole meetings on October 27, 2026.

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☐
- First Reading ☐
- Second Reading ☐
- Approval/Vote (e.g. resolutions) ☑
- Presentation ☐
- Proclamation ☐
- Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

CITY OF SIMPSONVILLE: CITY COUNCIL BUSINESS MEETING
— DRAFT MINUTES —

Council Chambers, Simpsonville City Hall | October 13, 2026 | 6 p.m.

---

1. CALL TO ORDER

Mayor Paul Shewmaker called the meeting to order at 6:02 p.m.

2. ROLL CALL

City Clerk Justin Campbell called the roll:

Councilmember	Present	Absent
Ward 1 – Chad O'Rear	✓	
Ward 2 – Aaron Rupe	✓	
Ward 3 – Shannon Williams	✓	
Ward 4 – Sherry Roche	✓	
Ward 5 – Tim Pinkerton	✓	
Ward 6 – Jerry Tuso	✓	
Mayor Paul Shewmaker	✓	

3. PLEDGE OF ALLEGIANCE

Mayor Shewmaker led Council Chambers in the Pledge of Allegiance.

4. APPROVAL OF MINUTES

The minutes for the Business Meeting on September 8, 2026 were approved as submitted.

5. PROCLAMATION

A. Proclamation: National Youth Substance Use Prevention Month – RIZE Prevention
Paul Shewmaker, Mayor

Mayor Shewmaker read the proclamation into the record.

6. CITIZEN COMMENTS

Shavonda Brown gave comments expressing concerns about elder abuse, fraud involving public healthcare benefits, and human trafficking. Ms. Brown also expressed concerns about safety.

7. BUSINESS

A. Second Reading of Ordinance O-2026-11, a proposed ordinance to amend Section 2-69(b) in the Simpsonville, S.C. Code of Ordinances
Tim Pinkerton, Councilmember

Motion by Councilmember Pinkerton with a second by Councilmember O'Rear to approve second reading of Ordinance O-2026-11. Yes – 7. No – 0. Motion carried.

B. First Reading of Ordinance O-2026-12, a proposed ordinance to amend the effective date of Ordinance O-2026-10
Paul Shewmaker, Mayor

- Motion by Mayor Shewmaker with a second by Councilmember Roche to approve first reading of Ordinance O-2026-12.
- Motion by Mayor Shewmaker with a second by Councilmember Roche to amend the main motion by amending Ordinance O-2026-10 by deleting Section 2. Existing Names and Prospective Application, in its entirety and replacing it with the following:

  "Nothing in this Ordinance, standing alone, changes, invalidates, or requires the removal of any name, formally approved before the effective date of this Ordinance."

- Roll call vote on amendment: Yes – 4. No – 3. Dissenting – Councilmembers O'Rear, Rupe, and Tuso. Amendment carried.
- Roll call vote on main motion as amended: Yes – 4. No – 3. Main motion as amended carried. Ordinance O-2026-12 will proceed to the November 10, 2026 Business Meeting for second and final reading.

C. Resolution R-2026-16, a proposed resolution to restore the historic name of "Simpsonville City Park"
Chad O'Rear, Councilmember

Motion by Councilmember O'Rear with a second by Councilmember Rupe to approve Resolution R-2026-16. Yes – 4. No – 3. Dissenting – Mayor Shewmaker and Councilmembers Roche and Williams. Motion carried.

D. Hudders Creek Way, to place a speed hump between Norvin Court and Nakkol Drive and set the speed limit at 20 mph
Jerry Tuso, Councilmember

- Motion by Councilmember Tuso with a second by Councilmember O'Rear to place a speed hump on Hudders Creek Way between Norvin Court and Nakkol Drive and set the speed limit at 20 miles per hour.
- Motion by Councilmember Tuso with a second by Councilmember Pinkerton to amend the main motion by removing the speed hump, thereby leaving only the proposed speed limit of 20 miles per hour in the main motion. Yes – 7. No – 0. Amendment carried.
- Main motion as amended, to set the speed limit on Hudders Creek Way at 20 miles per hour: Yes – 7. No – 0. Main motion as amended carried.

Mayor Shewmaker's Points of Personal Privilege

Following item 7.D., Mayor Shewmaker congratulated those involved in the successful National Night Out event and expressed appreciation to Daniel Hughes for his service as City Attorney.

8. ADJOURNMENT

Mayor Shewmaker adjourned the meeting at 6:29 p.m.

CITY OF SIMPSONVILLE: CITY COUNCIL COMMITTEE OF THE WHOLE MEETING
— DRAFT MINUTES —
Council Chambers, Simpsonville City Hall | October 27, 2026 | 6 p.m.

---

1. CALL TO ORDER

Mayor Paul Shewmaker called the meeting to order at 5:59 p.m.

2. ROLL CALL

City Clerk Justin Campbell called the roll:

Councilmember	Present	Absent
Ward 1 – Chad O'Rear	✓	
Ward 2 – Aaron Rupe	✓	
Ward 3 – Shannon Williams	✓	
Ward 4 – Sherry Roche	✓	
Ward 5 – Tim Pinkerton	✓	
Ward 6 – Jerry Tuso	✓	
Mayor Paul Shewmaker	✓	

3. PLEDGE OF ALLEGIANCE

Mayor Shewmaker led Council Chambers in the Pledge of Allegiance.

4. APPROVAL OF MINUTES

The minutes for the Committee of the Whole Meeting on September 22, 2026 were approved as submitted.

5. PROCLAMATION

A. Red Ribbon Week | Upstate Young Marines

Paul Shewmaker, Mayor
Mayor Shewmaker read the Red Ribbon Week proclamation.

6. PRESENTATION

A. Downtown Project: Update | CoTransCo

CoTransCo Director of Operations Clay Baldwin reported that Thrift Development's approximately $11.6 million construction contract was 14 percent complete. The update addressed work involving eight drainage systems before more visible curb, gutter, sidewalk, and roadway work; activity on College Street, Jonesville Road, Poinsettia Drive, and S.C. 14; proposed additions involving Hedge Street and North Main Street pending pricing; and an anticipated eastbound College Street closure before year-end.

7. CITIZEN COMMENTS

- Geneva Lawrence asked the City to share information from the impact-fees workshop with residents and make it available promptly.
- Mike Barker supported retaining the Flock automatic license plate reader system, described its public-safety value based on his law-enforcement experience, and urged Council to study safeguards before acting.
- James Dye questioned reliance on a 2022 downtown traffic study in light of subsequent growth and requested an updated corridor-wide traffic-impact study using current traffic counts and development information.
- Perry Eichor supported retaining the camera system as a useful public-safety and manpower-saving tool for law enforcement.
- Morgan Rittrick thanked Councilmember Roche for introducing Ordinance O-2026-14 and supported an ALPR ban based on privacy, data-sharing, data-retention, and constitutional concerns.
- Cassie Bentley opposed ALPR cameras and said that movement data could reveal private medical, religious, and personal activity and that public safety did not justify surrendering individual freedoms.
- Kimberly Dix requested improvements to Council Chambers audio and discussed transparency, accountability, public trust, ALPR technology, and the purpose, cost, and evaluation of the proposed City Prosecutor position.

8. STAFF REPORTS

Department heads were available to answer questions concerning the Unified Departments Report.

A. Financial Report

Maria Tooley, Finance Director

Finance Director Maria Tooley gave the monthly Financial Report, including General Fund revenues and expenditures, capital-project spending, and Hospitality and Sewer Fund revenues. Council discussed the report and expressed appreciation for its new format.

B. City Administrator Report

Tee Coker, City Administrator

City Administrator Tee Coker gave the monthly City Administrator Report and discussed municipal-complex park work, potential acoustic treatments for Council Chambers, the impact-fee model, and the Municipal Tax Relief Act ballot question. Mr. Coker said an impact-fee presentation could reasonably be ready around the first of the year, with January being the next regular Committee of the Whole opportunity.

10. BUSINESS

Mayor Shewmaker moved item 10.C ahead of item 9 under the presiding officer's authority to maintain good order because members of the public and Police Department staff were present for the item.

C. Ordinance O-2026-14, a proposed ordinance to prohibit the use of automatic license plate reader camera technology in city limits and direct termination of the ALPR contracts in accordance with their terms

Sherry Roche, Councilmember

Motion by Councilmember Roche with a second by Councilmember O'Rear to adopt proposed Ordinance O-2026-14 to prohibit the use of automatic license plate reader camera technology by the City of Simpsonville in city limits, direct termination of the City's ALPR contracts in accordance with their terms, and arrange for deactivation and removal of the technology, with exceptions for contract wind-down, contract termination, and actions required by law, thereby moving the ordinance for first reading to the Business Meeting on November 10, 2026. Yes – 5. No – 2. Dissenting – Mayor Shewmaker and Councilmember Pinkerton. Motion carried.

9. EXECUTIVE SESSION

Motion by Councilmember Roche with a second by Councilmember Rupe to enter executive session pursuant to S.C. Code § 30-4-70(a)(2) to discuss negotiations incident to the proposed Segra Fiber franchise agreement and to receive legal advice regarding the matter. Yes – 7. No – 0. Motion carried. Council entered executive session at 7:18 p.m. and returned to open session at 7:41 p.m. No action was taken in executive session.

10. BUSINESS – CONTINUED

A. Ordinance O-2026-09, a proposed ordinance to issue a fiber franchise agreement to South Carolina Telecommunications Group Holdings, LLC d/b/a Segra Fiber

John Thibodoux, Market Vice President for Segra Fiber

Motion by Mayor Shewmaker with a second by Councilmember Pinkerton to adopt proposed Ordinance O-2026-09 to issue a fiber franchise agreement to South Carolina Telecommunications Group Holdings, LLC d/b/a Segra Fiber, with amendments recommended by the City Attorney, and place the item on the agenda of the next Business Meeting. Yes – 7. No – 0. Motion carried.

B. Ordinance O-2026-13, a proposed ordinance to add the position of City Prosecutor to the Code of Ordinances

Tim Pinkerton, Councilmember

Motion by Councilmember Pinkerton with a second by Councilmember Rupe to approve Ordinance O-2026-13 and place the item on the agenda of the next Business Meeting. Yes – 7. No – 0. Motion carried.

D. Ordinance O-2026-15, a proposed ordinance to amend Chapter 16 of the Code of Ordinances to comply with new election laws made effective January 1, 2027

Paul Shewmaker, Mayor

Motion by Mayor Shewmaker with a second by Councilmember Williams to adopt proposed Ordinance O-2026-15 to amend Chapter 16 of the Code of Ordinances to comply with new election laws, including Act

(item 10.D. continued on Page 3)

(item 10.D. continued from Page 2)

No. 213 of 2026, effective January 1, 2027 and place the item on the agenda of the next Business Meeting. Yes – 7. No – 0. Motion carried.

E. Ordinance O-2026-16, a proposed ordinance to establish rules for individual Councilmember access to the City Attorney
Paul Shewmaker, Mayor
- Motion by Mayor Shewmaker with a second by Councilmember Roche to approve proposed Ordinance O-2026-16.
- While the main motion was pending, motion by Mayor Shewmaker with a second by Councilmember Pinkerton to amend Ordinance O-2026-16 by changing the section reference from 2-224 to 2-225. Yes – 7. No – 0. Amendment carried.
- Motion by Mayor Shewmaker with a second by Councilmember Roche to postpone the item indefinitely. Yes – 6. No – 1. Dissenting – Councilmember O'Rear. Motion carried. The amended main motion was not voted on.

F. TX-2026-01, a proposed ordinance to adopt text amendments to Land Development Regulations
Jon Derby, Planning Director
Motion by Councilmember Williams with a second by Councilmember Rupe to approve proposed Ordinance TX-2026-01 to adopt staff-recommended text amendments to the Land Development Regulations and place the item on the agenda of the next Business Meeting. Yes – 7. No – 0. Motion carried.

G. TX-2026-02, a proposed ordinance to adopt miscellaneous refinements to the Zoning Ordinance
Jon Derby, Planning Director
Motion by Councilmember Pinkerton with a second by Councilmember Roche to approve TX-2026-02 and place the item on the agenda of the next Business Meeting. Yes – 7. No – 0. Motion carried.

H. TX-2026-03, a proposed ordinance to adopt miscellaneous refinements to the Zoning Ordinance
Jon Derby, Planning Director
Motion by Councilmember Pinkerton with a second by Councilmember Roche to approve TX-2026-03 and place the item on the agenda of the next Business Meeting. Yes – 7. No – 0. Motion carried.

I. Resolution R-2026-21, a proposed resolution to approve the annual fair operating agreement with Event Coordinators, Inc.
Tee Coker, City Administrator
Motion by Councilmember Williams with a second by Councilmember Rupe to adopt proposed Resolution R-2026-21 to approve the annual fair operating agreement with Event Coordinators, Inc. and place the item on the agenda of the next Business Meeting Yes – 7. No – 0. Motion carried.

J. Resolution R-2026-22, a proposed resolution to authorize First Amendment to the Amphitheatre Management Agreement with Simpsonville Amphitheatre, LLC d/b/a Opry Entertainment Group
Tee Coker, City Administrator
Motion by Councilmember Roche with a second by Councilmember O'Rear to adopt proposed Resolution R-2026-22 to authorize the First Amendment to the Amphitheatre Management Agreement with Simpsonville Amphitheatre, LLC d/b/a Opry Entertainment Group and place the item on the agenda of the next Business Meeting. Yes – 7. No – 0. Motion carried.

K. Resolution R-2026-23, a proposed resolution to adopt an Emergency Operations Plan
Tee Coker, City Administrator
Motion by Councilmember Roche with a second by Councilmember O'Rear to adopt proposed Resolution R-2026-23 and approve the Emergency Operations Plan as presented and place the item on the agenda of the next Business Meeting. Yes – 7. No – 0. Motion carried.

11. ADJOURNMENT

Mayor Shewmaker adjourned the meeting at 8:54 p.m.

CITY OF SIMPSONVILLE: CITY COUNCIL SPECIAL MEETING
DRAFT MINUTES

Council Chambers, Simpsonville City Hall | October 27, 2026 | 5:45 p.m.

---

1. CALL TO ORDER

Mayor Paul Shewmaker called the meeting to order at 5:45 p.m.

2. ROLL CALL

City Clerk Justin Campbell called the roll.

Councilmember	Present	Absent
Ward 1 – Chad O'Rear	✓	
Ward 2 – Aaron Rupe	✓	
Ward 3 – Shannon Williams	✓	
Ward 4 – Sherry Roche	✓	
Ward 5 – Tim Pinkerton	✓	
Ward 6 – Jerry Tuso	✓	
Mayor Paul Shewmaker	✓	

3. BUSINESS

A. Appointment of Kim Wunder as City Attorney

Tee Coker, City Administrator

- City Administrator Tee Coker introduced Kimberly Wunder and summarized her qualifications.
- Motion by Councilmember Roche with a second by Councilmember Pinkerton to appoint Kimberly Wunder as City Attorney for the City of Simpsonville, to serve at the pleasure of Council and to perform the duties prescribed by law and the City's ordinances. Yes – 7. No – 0. Motion carried.

4. ADJOURNMENT

Mayor Shewmaker adjourned the meeting at 5:47 p.m.

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Paul Shewmaker

Department: City Council

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

Ordinance O-2026-12, to amend the effective date and Section 2 of Ordinance O-2026-10

Summary of Item/Purpose:

Ordinance O-2026-12 changes the effective date of Ordinance O-2026-10 from January 1, 2023, to the date of adoption of O-2026-12.

At first reading on October 13, 2026, Council amended O-2026-12 to replace Section 2 of O-2026-10 with: ·Nothing in this Ordinance, standing alone, changes, invalidates, or requires the removal of any name, formally approved before the effective date of this Ordinance.· Second and final reading is requested.

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☐
- First Reading ☐
- Second Reading ☑
- Approval/Vote (e.g. resolutions) ☐
- Presentation ☐
- Proclamation ☐
- Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

ORDINANCE NO. O-2026-12

AN ORDINANCE TO AMEND ORDINANCE NO. O-2026-10 TO CHANGE ITS EFFECTIVE DATE

WHEREAS, the City of Simpsonville City Council adopted Ordinance No. O-2026-10 establishing requirements for the naming of City-owned or City-controlled property, facilities, public spaces, and infrastructure in honor of individual persons; and,

WHEREAS, Ordinance No. O-2026-10 provides that it shall be effective January 1, 2023; and,

WHEREAS, the City Council desires to amend the effective date of Ordinance No. O-2026-10 so that the Ordinance becomes effective on the date of adoption of this Ordinance; and,

WHEREAS, the City Council finds and determines that this amendment is in the best interests of the citizens and residents of the City of Simpsonville.

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

Section 1. Amendment. Ordinance No. O-2026-10 is hereby amended by deleting Section 5, Effective Date, in its entirety and replacing it with the following:

Section 5. Effective Date. Ordinance No. O-2026-10 shall be effective on the date of adoption of Ordinance No. O-2026-12.

Section 1. Amendment. Ordinance No. O-2026-10 is hereby amended by deleting Section 2, Existing Names and Prospective Application, in its entirety and replacing it with the following:

Nothing in this Ordinance, standing alone, changes, invalidates, or requires the removal of any name, formally approved before the effective date of this Ordinance.

Section 2. Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. Repealer. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. Effective Date. This Ordinance shall be effective upon second and final reading.

APPROVED AND ADOPTED by the City Council of the City of Simpsonville, South Carolina, this _____ day of _____, 2026.

CITY OF SIMPSONVILLE,
SOUTH CAROLINA

_____ Date: _____

Paul Shewmaker, Mayor

ATTEST:

_____ Date: _____

Justin Campbell, Municipal Clerk

APPROVED AS TO FORM:

_____ Date: _____

Kimberly Wunder, City Attorney

FIRST READING: October 13, 2026
SECOND & FINAL READING: November 10, 2026

ORDINANCE O-2026-10

AN ORDINANCE TO ESTABLISH REQUIREMENTS FOR THE NAMING OF CITY-OWNED OR CITY-CONTROLLED PROPERTY, FACILITIES, PUBLIC SPACES, AND INFRASTRUCTURE IN HONOR OF INDIVIDUAL PERSONS

WHEREAS, the City of Simpsonville City Council reviews its ordinances and policies from time to time to make necessary improvements and changes concerning the governance and administration of the City; and,

WHEREAS, S.C. Code § 5-7-30 authorizes municipalities to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and general law of this State, respecting matters necessary and proper for the general welfare, convenience, and good government of the municipality; and,

WHEREAS, S.C. Code § 5-11-30 vests the legislative powers of a municipality operating under the council-manager form of government, and the determination of all matters of policy, in the municipal council; and,

WHEREAS, the names assigned to City-owned or City-controlled property, facilities, public spaces, and infrastructure can have enduring civic significance and may serve to recognize individuals whose contributions have a direct and substantial relationship to a particular public asset; and,

WHEREAS, the City Council desires to establish a uniform rule that City-owned or City-controlled property, facilities, public spaces, and infrastructure shall not be named in honor of a living person, except in the limited circumstance of a donor who has made a significant contribution to the specific public asset and has stipulated the naming in writing as a condition of that contribution; and,

WHEREAS, the City Council further desires to require that at least one (1) year elapse following the death of an individual before City-owned or City-controlled property, facilities, public spaces, or infrastructure may be named in honor of that deceased individual; and,

WHEREAS, the City Council recognizes that any naming or renaming involving streets, roads, historic figures, historic events, monuments, memorials, or other protected public areas remains subject to applicable South Carolina law, including S.C. Code §§ 6-29-1200 and 10-1165; and,

WHEREAS, the City Council finds and determines that this Ordinance is in the best interests of the citizens and residents of the City of Simpsonville.

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

Section 1. Adoption. Chapter 2. Article 1. Section 2-3 of the City of Simpsonville Code of Ordinances is hereby amended by adding a new section, to be numbered by the codifier, as follows:

Sec. 2-3. **Naming of City-owned or City-controlled property and infrastructure in honor of individual persons.**

(a) Scope and definition. This section applies to the formal naming or renaming, in honor of an individual person, of any property, facility, public space, public improvement, or infrastructure owned or controlled by the City and within the City's legal authority to name. For purposes of this section, such property and infrastructure includes, without limitation, real property; buildings and portions of buildings; rooms and meeting spaces; parks; recreation areas; playgrounds; athletic fields, courts, and facilities; shelters and pavilions; trails and greenways; plazas and squares; streets, roads, alleys, bridges, sidewalks, and rights-of-way; utility facilities; public works improvements; and other municipal assets, structures, installations, or public spaces.

(b) Living persons prohibited. Except as expressly provided in subsection (d), no property, facility, public space, public improvement, or infrastructure subject to this section shall be named or renamed in honor of a living person.

(c) Deceased persons; one-year waiting period. No property, facility, public space, public improvement, or infrastructure subject to this section shall be named or renamed in honor of a deceased person until at least one (1) full year has elapsed from the date of that person's death.

(d) Limited exception for living donors. Notwithstanding subsection (b), City Council may approve the naming of a specific property, facility, public space, public improvement, or infrastructure in honor of a living person only when all of the following apply:

(1) The person has contributed land, money, or other significant resources specifically to the property, facility, public space, public improvement, or infrastructure proposed to bear the person's name;

(2) The donor has stipulated in writing, as a condition of the contribution, that the specific property, facility, public space, public improvement, or infrastructure be named in the donor's honor; and

(3) City Council accepts the contribution and the written naming condition. The exception created by this subsection permits, but does not require, City Council to accept the contribution or approve the naming.

(e) Construction; state-law requirements. This section establishes eligibility requirements for honorary naming and does not alter or supersede any naming or renaming procedure, approval, restriction, or prohibition imposed by state law. Without limitation, street and road naming or renaming shall remain subject to S.C. Code § 6-29-1200, and no action shall be taken under this section in violation of S.C. Code § 10-1-165 or other applicable law.

Section 2. Existing Names and Prospective Application. ~~Nothing in this Ordinance, standing alone, changes, invalidates, or requires the removal of any name, formally approved before the effective date of this Ordinance if it is in compliance with the requirements of this ordinance. This ordinance shall be retroactively applied to any name approved after January 1, 2023 that is not in compliance with the terms of this ordinance, except that no street or roadway shall be renamed to limit the impact and inconvenience on residents. Any naming or renaming action taken on or after the effective date shall comply with the requirements established herein.~~ Nothing in this Ordinance, standing alone, changes, invalidates, or requires the removal of any name, formally approved before the effective date of this Ordinance.

Section 3. Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Repealer. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

~~**Section 5. Effective Date.** This Ordinance shall be effective January 1, 2023.~~

Section 5. Effective Date. Ordinance No. O-2026-10 shall be effective on the date of adoption of Ordinance No. O-2026-12.

APPROVED AND ADOPTED by the City Council of the City of Simpsonville, South Carolina, this 8th day of September, 2026.

CITY OF SIMPSONVILLE,
SOUTH CAROLINA

_____ Date: _____

Paul Shewmaker, Mayor

ATTEST:

_____ Date: _____

Justin Campbell, Municipal Clerk

APPROVED AS TO FORM:

_____ Date: _____

Daniel Hughes, City Attorney

FIRST READING: August 11, 2026
SECOND READING: September 8, 2026

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Justin Campbell

Department: Administration

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

Ordinance O-2026-09

Summary of Item/Purpose:

Ordinance O-2026-09, a proposed ordinance to issue a fiber franchise agreement to applicant South Carolina Telecommunications Group Holdings, LLC d/b/a Segra Fiber

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☐
- First Reading ☑
- Second Reading ☐
- Approval/Vote (e.g. resolutions) ☐
- Presentation ☐
- Proclamation ☐
- Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

ORDINANCE O-2026-09

AN ORDINANCE AUTHORIZING A FRANCHISE AGREEMENT WITH SOUTH CAROLINA TELECOMMUNICATIONS GROUP HOLDINGS, LLC DBA SEGRA

WHEREAS, South Carolina Telecommunications Group Holdings, LLC ("Franchisee") seeks to enter into a Franchise Agreement with the City of Simpsonville (the "City") to allow Franchisee to install, operate, use, maintain, repair, replace, upgrade and remove telecommunications facilities in the City owned right-of-way pursuant to the plans, terms, and conditions set forth in the Franchise Agreement attached hereto as **Exhibit "A"**; and,

WHEREAS, Franchisee is considered a telecommunications company pursuant to the definition under Section 58-9-2200 of the Code of Laws of South Carolina ("Code"); and,

WHEREAS, Franchisee holds a certificate of public convenience and necessity granted by the Public Service Commission of the State of South Carolina; and,

WHEREAS, the City is required by S.C. Code § 58-9-2230 and Section 153 (2) of Title 47 of the U.S. Code to manage its public rights-of-way on a competitively neutral and nondiscriminatory basis and is entitled to impose a fair and reasonable franchise or consent fee on a telecommunications company, or an administrative fee upon a telecommunications company that is not subject to the franchise or consent fee, for the use of the public streets and public property on a nondiscriminatory basis, to provide telecommunications services unless the telecommunications company has an existing contractual, constitutional, statutory, or other right to contract or operate in the public streets and public property, in amounts not to exceed the amounts specified in said Section 58-9-2230; and,

WHEREAS, pursuant to Section 2-93 of the City of Simpsonville Code of Ordinances, notice of this ordinance granting a franchise right was timely published a notice in the *Greenville News*, a newspaper of general circulation in the City of Simpsonville stating the nature of the requested franchise; and,

WHEREAS, the purpose of this franchise is to allow Franchisee the right to install, operate, use, maintain, upgrade, repair, replace and remove telecommunication services as contemplated by the Franchise Agreement attached hereto as **Exhibit "A;"** and,

WHEREAS, the City of Simpsonville desires to enter into the Franchise Agreement attached hereto as **Exhibit "A",** the terms of which are incorporated herein as is set forth verbatim; and,

WHEREAS, pursuant to S.C. Code § 5-7-260, the grant, renewal, or extension of a franchise shall be made by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interests of the City of Simpsonville to enter into the Franchise Agreement attached hereto as **Exhibit "A"**.

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

Section 1. That the Mayor or City Administrator is hereby authorized, empowered and directed to execute acknowledge and deliver the Franchise Agreement attached hereto as **Exhibit "A".**

Section 2: Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3: This Ordinance shall be effective upon second and final reading.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____
Paul Shewmaker, Mayor

ATTEST:

_____
Justin Campbell, Municipal Clerk

FIRST READING: November 10, 2026
SECOND READING: December 8, 2026

Approved as to Form:

_____
Kimberly Wunder, City Attorney

EXHIBIT A

July 13, 2026

Delivered via e-mail.
Email: ccarter@simpsonville.com

City of Simpsonville
Attn: Charlene Carter
City Planner
425 E. Curtis St.
Simpsonville, SC 29681

Re: South Carolina Telecommunications Group Holdings, LLC Franchise Agreement request

Dear Ms. Carter,

By way of this letter, South Carolina Telecommunications Group Holdings, LLC dba Segra formally requests the right to install fiber within the City Right-of-Way pursuant to a Franchise Agreement with the City of Simpsonville. Segra is a top-of-line telecom company providing customer-focused business-only communications solutions. You can learn more about our company on the Home - Segra page.

Segra is requesting that the city grant permission to provide telecommunication services within the City's Right-of-Ways. The plan for our current project along N. Maple Street is attached. Construction will commence within 30 days of receipt of permit approvals, with a 2-week completion window.

Segra will have a representative present at the July 28th city council meeting. Thank you again for your attention to this matter, and please don't hesitate to contact me if you have any questions or require anything more from me to process this request.

Sincerely,

Tamika Ross
Manager, Compliance & Licensing
(816) 704-9690
Tamika.Ross@segra.com

ADDRESS: GREENVILLE SC RING - GREENVILLE - SEGMENT 3
PROJECT NAME: GREENVILLE SC RING
N NUMBER: TBD
FIBER ORDER ID: TBD
EBS: TBD

STIP NUMBER: P042399

NOTE:
TRAFFIC CONTROL NEEDED FOR ALL WORK WITHIN 5' OF TRAVEL LANE - LANE CLOSURE REQUIRED



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

SEGRA

CONTACTS

CUSTOMER CONTACT
SEGRA

PROPERTY OWNER
CITY OF SIMPSONVILLE

SEGRA ENGINEER
CLAY HOLCOMB
(803) 367-2072
CLAY.HOLCOMB@SEGRAFIBER.COM

UTILITY SOLUTIONS GROUP OSP/ISP
GREG CARPENTER
(828) 834-8165
GREG.CARPENTER@UTILITYSG.COM

PERMITS REQUIRED

1 - CITY OF SIMPSONVILLE

DRAWING INDEX

T-1 - COVER SHEET/SITE LOCATION
T-1.1 - GENERAL INFORMATION
T-1.2 - LEGEND
T-1.3 - GENERAL NOTES
C-1 - C-1.1 - PROJECT LOCATION
D-1 - D-1.8 - TYPICALS / DETAILS
TC-1 - TRAFFIC CONTROL
E-1 - BONDING AND GROUNDING DETAILS
R-1 - RAKE-OFF

SCOPE OF WORK

CITY OF SIMPSONVILLE SCOPE: BEGINNING AT THE START OF CITY OF SIMPSONVILLE PERMIT (0+00), DIRECTIONAL BORE (2) 1.25" HDPE SDR11 & (1) 7-WAY 18/14MM MICRODUCT CONDUIT APPROX. 42' TO PROPOSED SEGRA HH-1 & CUST HH-1 (0+42), FROM SEGRA HH-1 & CUST HH-1, HEADING NORTHWEST AT 90° ANGLE ACROSS W CURTIS ST, MAINTAINING A MINIMUM 4' DEPTH, DIRECTIONAL BORE (2) 1.25" HDPE SDR11 & (1) 7-WAY 18/14MM MICRODUCT CONDUIT APPROX. 46' TO EXISTING SEGRA HH-2 & PROPOSED CUST HH-2 (0+88), FROM SEGRA HH-2 & CUST HH-2, HEADING NORTHEAST ALONG THE NORTH SIDE OF W CURTIS ST, DIRECTIONAL BORE (2) 1.25" HDPE SDR11 & (1) 7-WAY 18/14MM MICRODUCT CONDUIT APPROX. 592' TO END OF CITY OF SIMPSONVILLE PERMIT (6+60).

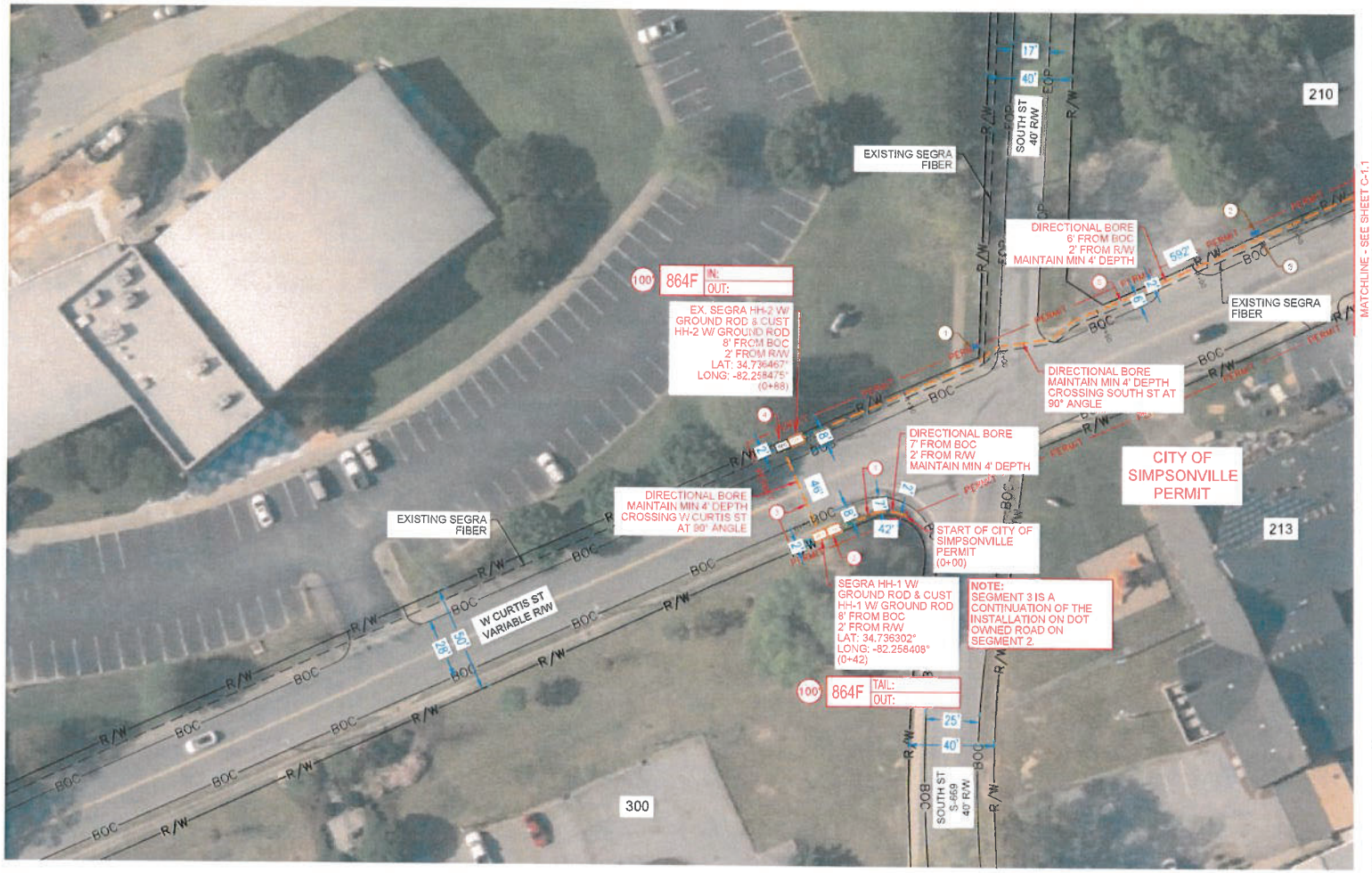
LEAVING 100' OF SLACK IN CUST HH-1 AND CUST HH-2, PLACE APPROX. 860' OF 864CT MICRODUCT FIBER.

NO.	DATE	ENGINEER	DRAFTER	REVISION
1	6/16/2026	GC	EK	REV 0

USG

PROJECT MANAGER: CLAY HOLCOMB
DESIGN FIRM: UTILITY SOLUTIONS GROUP LLC
USG #: 26-00360
JOB NAME: GREENVILLE SC RING
JOB ADDRESS: GREENVILLE SC RING - GREENVILLE - SEGMENT 3
N NUMBER: TBD
CONFIDENTIAL/PROPRIETARY
SHEET: T-1

PROJECT LOCATION



CITY OF SIMPSONVILLE PERMIT

(#) SYMBOL CORRESPONDS TO PHOTO LOCATIONS AND ORIENTATION. SEE SHEET # FOR SITE PHOTOGRAPHS.

ALL HAND HOLES AND BORE PITS SHALL BE PLACED OUTSIDE THE PAVEMENT 1:1 ZONE OF INFLUENCE (TYP.)

SCALE IS FOR REFERENCE ONLY. CONSTRUCTION VENDOR IS RESPONSIBLE FOR HAVING EXISTING UTILITIES LOCATED (811) AS WELL AS CONTACTING THE APPROPRIATE PERMITTING AGENCIES (STATE/LOCAL) FOR A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES. THE INFORMATION CONTAINED IN THIS DRAWING IS CONSIDERED APPROXIMATE AND WAS OBTAINED FROM FIELD INVESTIGATION AS WELL AS GIS DATA AND DOES NOT REPRESENT A BOUNDARY SURVEY. CONSTRUCTION VENDOR IS RESPONSIBLE FOR INSURING CONDUIT/CABLE PLACEMENT IS WITHIN THE APPLICABLE RIGHT OF WAY.

0 10' 20' 30' 40' 50'
SCALE: 1"=50'

N W E S

SEGRA

1. CONDUIT OWNER: SEGRA
   CONDUIT LENGTH: 42'
   CONDUIT QTY: 2 / 1
   CONDUIT SIZE: 1.25" / 7-WAY 18/14MM
   CONDUIT TYPE: HDPE / MICRODUCT
   FIBER COUNT: 864F MICRO
   FIBER OWNER: SEGRA
   FIBER LENGTH: 42'
   NOTES: DIRECTIONAL BORE (2) 1.25" HDPE SDR11 & (1) 7-WAY 18/14MM MICRODUCT CONDUIT APPROX. 42' TO PROPOSED SEGRA HH-1 & CUST HH-1 (0+42).
2. FIBER COUNT: 864F MICRO
   FIBER OWNER: SEGRA
   FIBER LENGTH: 100' COIL
   NOTES: PROPOSED SEGRA HH-1 W/ GROUND ROD & CUST HH-1 W/ GROUND ROD (0+42).
3. CONDUIT OWNER: SEGRA
   CONDUIT LENGTH: 46'
   CONDUIT QTY: 2 / 1
   CONDUIT SIZE: 1.25" / 7-WAY 18/14MM
   CONDUIT TYPE: HDPE / MICRODUCT
   FIBER COUNT: 864F MICRO
   FIBER OWNER: SEGRA
   FIBER LENGTH: 46'
   NOTES: DIRECTIONAL BORE (2) 1.25" HDPE SDR11 & (1) 7-WAY 18/14MM MICRODUCT CONDUIT APPROX. 46' TO EXISTING SEGRA HH-2 & PROPOSED CUST HH-2 (0+88).
4. FIBER COUNT: 864F MICRO
   FIBER OWNER: SEGRA
   FIBER LENGTH: 100' COIL
   NOTES: EXISTING SEGRA HH-2 W/ GROUND ROD & PROPOSED CUST HH-2 W/ GROUND ROD (0+88).
5. CONDUIT OWNER: SEGRA
   CONDUIT LENGTH: 592'
   CONDUIT QTY: 2 / 1
   CONDUIT SIZE: 1.25" / 7-WAY 18/14MM
   CONDUIT TYPE: HDPE / MICRODUCT
   FIBER COUNT: 864F MICRO
   FIBER OWNER: SEGRA
   FIBER LENGTH: 592'
   NOTES: DIRECTIONAL BORE (2) 1.25" HDPE SDR11 & (1) 7-WAY 18/14MM MICRODUCT CONDUIT APPROX. 592' TO END OF CITY OF SIMPSONVILLE PERMIT (6+80).

UTILITY CONFLICTS

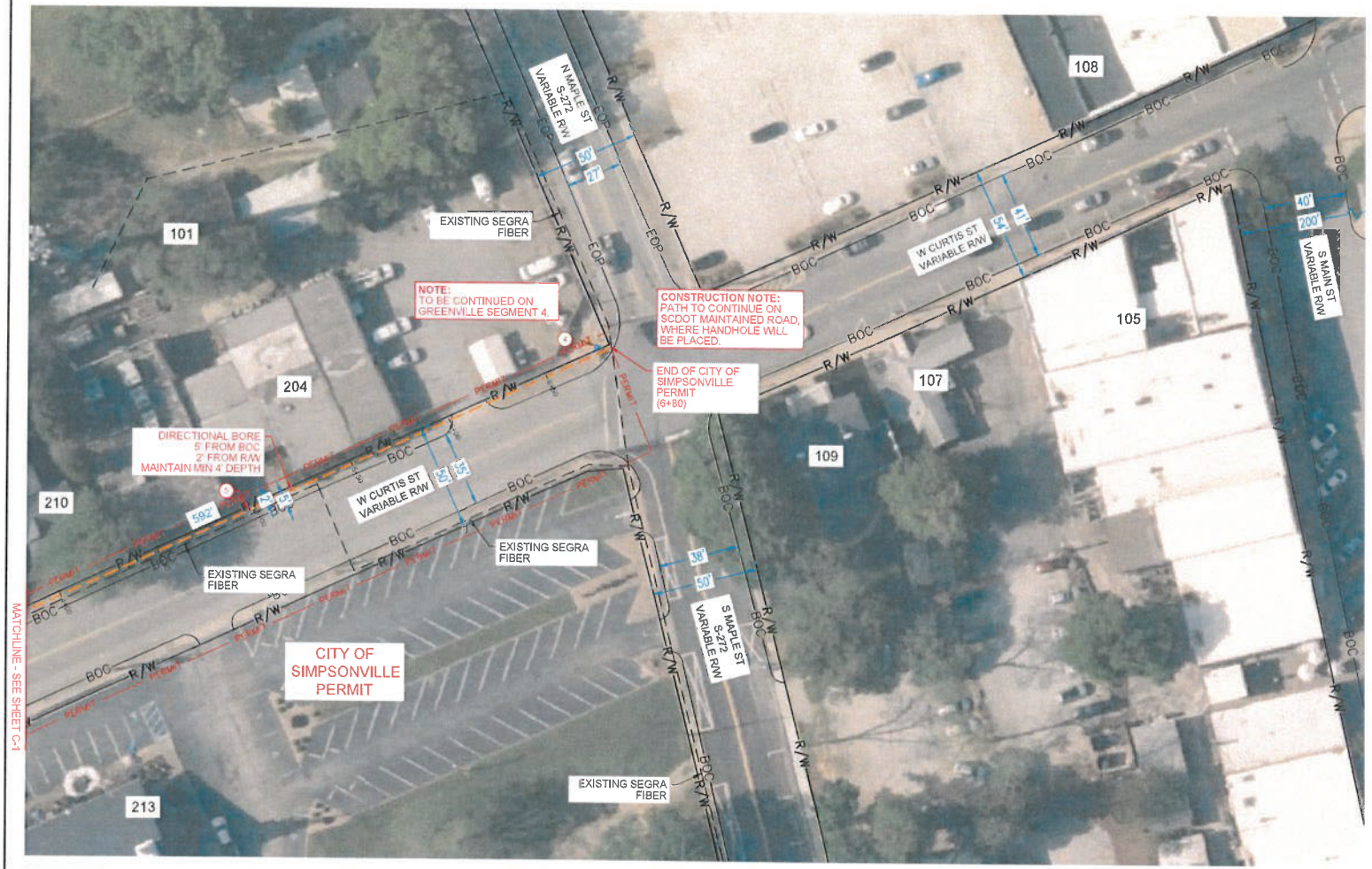
1. HYDRANT (1+90)
2. WATER METER (3+33)
3. FIBER PED (3+33)

NO.	DATE	ENGINEER	DRAFTER	REVISION
1	5/15/2026	GC	EK	REV. 0

USG

PROJECT MANAGER: CLAY HOLCOMB
DESIGN FIRM: UTILITY SOLUTIONS GROUP LLC
USG #: 26-00360
JOB NAME: GREENVILLE SC RING
JOB ADDRESS: GREENVILLE SC RING - GREENVILLE - SEGMENT 3
N NUMBER: TBD
CONFIDENTIAL/PROPRIETARY
SHEET: C-1

PROJECT LOCATION



CITY OF SIMPSONVILLE PERMIT

(#) SYMBOL CORRESPONDS TO PHOTO LOCATIONS AND ORIENTATION. SEE SHEET # FOR SITE PHOTOGRAPHS.

ALL HAND HOLES AND BORE PITS SHALL BE PLACED OUTSIDE THE PAVEMENT 1:1 ZONE OF INFLUENCE (TYP.)

SCALE IS FOR REFERENCE ONLY. CONSTRUCTION VENDOR IS RESPONSIBLE FOR HAVING EXISTING UTILITIES LOCATED (811) AS WELL AS CONTACTING THE APPROPRIATE PERMITTING AGENCIES (STATE/LOCAL) FOR A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES. THE INFORMATION CONTAINED IN THIS DRAWING IS CONSIDERED APPROXIMATE AND WAS OBTAINED FROM FIELD INVESTIGATION AS WELL AS GIS DATA AND DOES NOT REPRESENT A BOUNDARY SURVEY. CONSTRUCTION VENDOR IS RESPONSIBLE FOR INSURING CONDUIT/CABLE PLACEMENT IS WITHIN THE APPLICABLE RIGHT OF WAY.

0 10' 20' 30' 40' 50'
SCALE: 1"=50'

N W E S

811

SEGRA

(5) CONDUIT OWNER: SEGRA
CONDUIT LENGTH: 592'
CONDUIT QTY: 2 / 1
CONDUIT SIZE: 1.25" / 7-WAY 18/14MM
CONDUIT TYPE: HDPE / MICRODUCT
FIBER COUNT: 864F MICRO
FIBER OWNER: SEGRA
FIBER LENGTH: 592'
NOTES: DIRECTIONAL BORE (2) 1.25" HDPE SDR11 & (1) 7-WAY 18/14MM MICRODUCT CONDUIT APPROX. 592' TO END OF CITY OF SIMPSONVILLE PERMIT (6+80).

UTILITY CONFLICTS

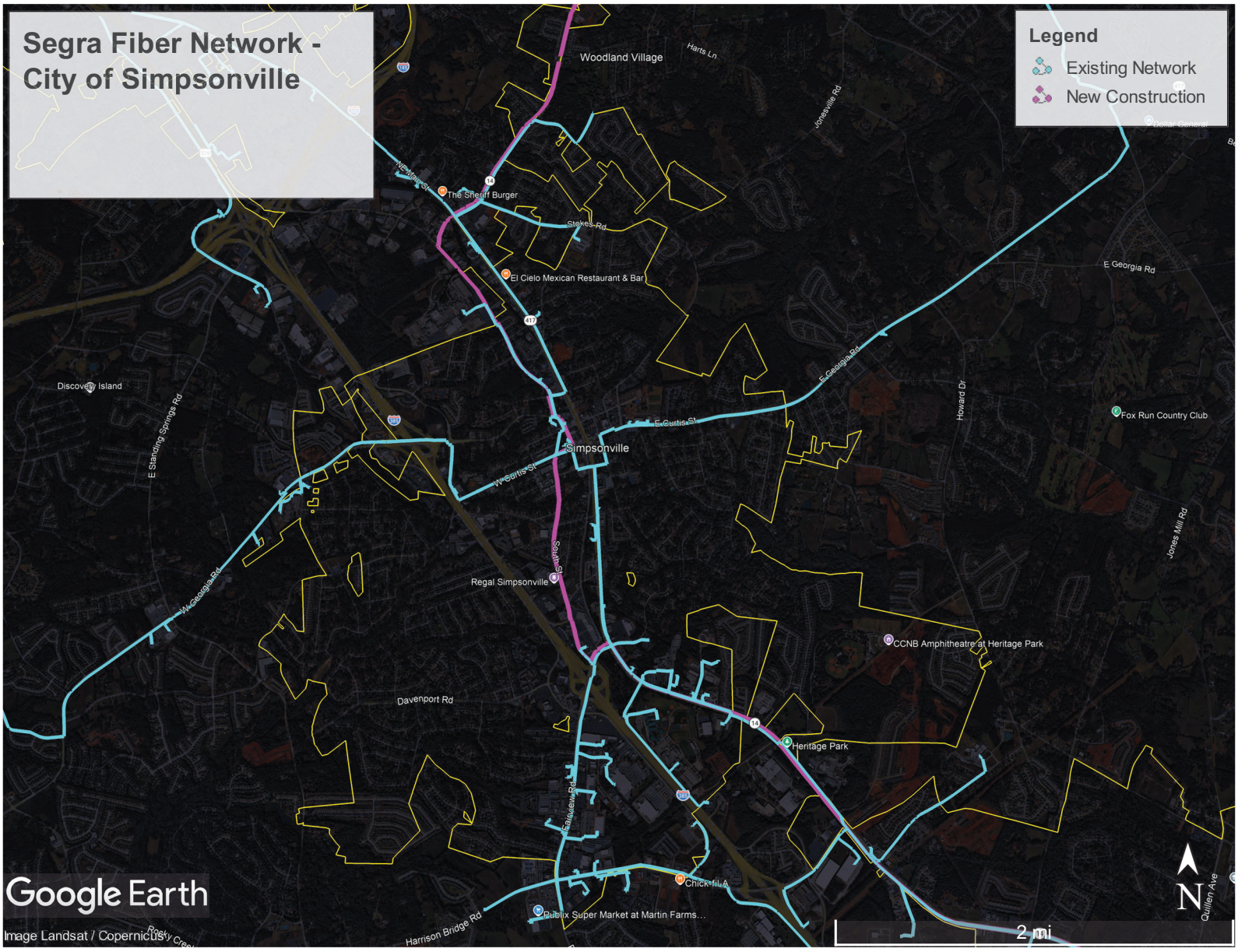
(4) HYDRANT (6+78)

NO.	DATE	ENGINEER	DRAFTER	REVISION
1	5/15/2026	CC	EK	REV. 0

USG

PROJECT MANAGER: CLAY HOLCOMB
DESIGN FIRM: UTILITY SOLUTIONS GROUP LLC
USG #: 26-00360
JOB NAME: GREENVILLE SC RING
JOB ADDRESS: GREENVILLE SC RING - GREENVILLE - SEGMENT 3
N NUMBER: TBD
CONFIDENTIAL/PROPRIETARY
SHEET: C-1.1

EXHIBIT B


Segra Fiber Network -
City of Simpsonville
Legend
Existing Network
New Construction
Woodland Village
Harts Ln
Jonesville Rd
The Sheriff Burger
Stokes Rd
El Cielo Mexican Restaurant & Bar
E Georgia Rd
Howard Dr
Discovery Island
E Standing Springs Rd
W Georgia Rd
E Curtis St
W Curtis St
Simpsonville
Fox Run Country Club
Jones Mill Rd
South Rd
Regal Simpsonville
CCNB Amphitheatre at Heritage Park
Davenport Rd
Heritage Park
Main St
Chick-fil-A
Publix Super Market at Martin Farms...
Harrison Bridge Rd
Quillen Ave
Google Earth
Image Landsat / Copernicus
2 mi
N

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tim Pinkerton

Department: City Council

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

Ordinance O-2026-13, a proposed ordinance to add the position of City Prosecutor to the Code of Ordinances

Summary of Item/Purpose:

The proposed ordinance adds Sections 2-223 and 2-224 to address the appointment, term, qualifications, duties and compensation of a City Prosecutor. The prosecutor would handle criminal prosecutions for the City and provide legal advice to the Police Department in criminal matters upon request. The ordinance provides for service under a written agreement or at the pleasure of Council, agreed compensation, and membership in the South Carolina Bar in good standing.

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☑
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

ORDINANCE O-2026-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES BY ADDING SECTION 2-223 AND SECTION 2-224 RELATING TO THE APPOINTMENT, TERM, QUALIFICATION, DUTIES, AND COMPENSATION OF A CITY PROSECUTOR.

WHEREAS, under S.C. Code Ann. §§ 5-7-30 and 5-7-230, the City Council of the City of Simpsonville (the "Council") is authorized to enact ordinances for the good government of the City of Simpsonville, South Carolina (the "City") and to appoint legal counsel for the City; and

WHEREAS, the City Council desires to amend Chapter 2 of the Code of Ordinances to authorize the appointment of a City Prosecutor and to establish the prosecutor's term, qualifications, duties, and compensation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Simpsonville, South Carolina, in Council duly assembled, and by the authority thereof:

Section 1. Findings. The recitals set forth above are adopted by the City Council as findings in support of this Ordinance and are incorporated herein by reference.

Section 2. Code Amendment. Chapter 2 of the Code of Ordinances of the City of Simpsonville is hereby amended by adding two new sections, to be codified in the same article and division of Chapter 2 as Sections 2-221 and 2-222 relating to the City Attorney, to read as follows:

> "***Sec. 2-223. City prosecutor; appointment; term; qualification.***
>
> The council may appoint an attorney to serve as the city prosecutor. The city prosecutor shall serve as contemplated by a written contractual arrangement with the city or, if no written contractual arrangement is made, at the pleasure of the council. Any lawyer or lawyers rendering services as city prosecutor shall be a member of the South Carolina Bar in good standing.
>
> ***Sec. 2-224. City prosecutor; duties and compensation.***
>
> The city prosecutor shall provide solely for the prosecution of criminal offenses in the city and shall provide legal advice for the police department in criminal matters upon request. The city prosecutor shall be compensated in such manner as the city and the city prosecutor shall agree."

Section 3. Codification. The sections adopted by Section 2 of this Ordinance shall be incorporated into the Code of Ordinances of the City of Simpsonville. The codifier is authorized to renumber the new sections and to make such nonsubstantive changes in section numbers, catchlines, and cross-references as are necessary to incorporate these provisions into the Code, provided that no such change shall alter the substance of this Ordinance.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Repeal of Conflicting Provisions. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict. Nothing in this Ordinance shall be construed to limit or diminish the duties of the City Attorney under Sections 2-221 and 2-222 of the Code of Ordinances, except to the extent necessary to give effect to the City Prosecutor's responsibility for the prosecution of criminal offenses in the City and for the provision of legal advice to the Police Department in criminal matters.

Section 6. Effective Date. This Ordinance shall take effect and be in force immediately upon its adoption by the City Council on second and final reading, following two readings at two separate meetings as required by law.

APPROVED AND ADOPTED by the City Council of the City of Simpsonville, South Carolina, this _____ day of _____, 2026.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____

Paul Shewmaker, Mayor

ATTEST:

_____

Justin Campbell, Municipal Clerk

Approved as to form:

_____

Kimberly Wunder, City Attorney

FIRST READING: November 10, 2026
SECOND READING: December 8, 2026

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Sherry Roche

Department: City Council

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

Ordinance O-2026-14, a proposed ordinance to prohibit the use of automatic license plate reader (ALPR) camera technology by the City of Simpsonville in city limits and direct termination of the City's ALPR contracts in accordance with their terms

Summary of Item/Purpose:

The proposed ordinance would discontinue the City's acquisition, installation, operation and use of ALPR technology. It would direct the City Administrator or designee to terminate the City's ALPR contracts in accordance with their terms and arrange for deactivation and removal of the technology. Exceptions apply for winddown, contract termination and actions required by law.

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☐
- First Reading ☑
- Second Reading ☐
- Approval/Vote (e.g. resolutions) ☐
- Presentation ☐
- Proclamation ☐
- Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

ORDINANCE O-2026-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, PROHIBITING THE USE OF AUTOMATIC LICENSE PLATE READER (ALPR) CAMERA TECHNOLOGY BY THE CITY AND ITS DEPARTMENTS AND DIRECTING THE TERMINATION OF ALL CONTRACTS FOR SUCH TECHNOLOGY IN ACCORDANCE WITH THEIR TERMS.

WHEREAS, the City of Simpsonville, South Carolina (the "***City***") is a municipal corporation organized under the laws of the State of South Carolina; and

WHEREAS, the City, through its departments, has deployed or contracted for the deployment of automatic license plate reader camera technology, including any camera, sensor, device, software, or service, whether fixed or mobile, that automatically captures, photographs, scans, reads, or records motor vehicle license plates ("***ALPR Technology***"); and

WHEREAS, the City Council of the City of Simpsonville, South Carolina (the "***City Council***"), the governing body of the City, recognizes the importance of evaluating technologies employed by the City to ensure that their use appropriately balances public safety, individual privacy, accountability, responsible stewardship of public resources, and the protection of individual liberties; and

WHEREAS, the City Council has determined that discontinuing the City's use of automatic license plate reader camera technology, and terminating the contracts under which such technology is provided, serves the public welfare and the good government of the City; and

WHEREAS, each agreement or contract under which the City obtained ALPR Technology (each, an "***ALPR Contract***") contains provisions governing termination, and the City Council intends that each be terminated in accordance with its applicable terms and procedures.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, ORDAINS:

Section 1. Findings and Purpose. The City Council adopts the foregoing recitals as its findings of fact. The purpose of this Ordinance is to discontinue the City's acquisition, installation, operation, and use of ALPR Technology and to direct the orderly termination, in accordance with their respective terms, of all ALPR Contracts.

Section 2. Prohibition on Use of ALPR Technology. Effective on the effective date of this Ordinance, the City shall cease all use and operation of ALPR Technology and shall not acquire, install, operate, use, or contract for ALPR Technology, except as strictly necessary to carry out the winddown and contract termination directives of this Ordinance or as otherwise required by law.

Section 3. Termination of Existing ALPR Contracts. The City Administrator or the Administrator's designee is directed and authorized to terminate each ALPR Contract in accordance with its terms. The City Administrator or designee may execute and deliver all notices and documents reasonably necessary to effect the terminations and arrange for the deactivation and removal of ALPR Technology.

Section 4. Repeal of Conflicting Provisions. All ordinances and resolutions, and parts of ordinances and resolutions, in conflict with this Ordinance, are hereby repealed to the extent of the conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 6. Effective Date. This Ordinance takes effect immediately upon its adoption.

APPROVED AND ADOPTED this [DATE] day of [MONTH], [YEAR].

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____

Paul Shewmaker, Mayor

ATTEST:

_____

Justin Campbell, Municipal Clerk

Approved as to form:

_____

Kimberly Wunder, City Attorney

FIRST READING: November 10, 2026
SECOND READING: December 8, 2026

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Paul Shewmaker

Department: City Council

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

Ordinance O-2026-15, a proposed ordinance to amend Chapter 16 of the Code of Ordinances to comply with new election laws made effective January 1, 2027

Summary of Item/Purpose:

The proposed ordinance amends Chapter 16 of the City's Code of Ordinances to conform municipal election provisions to state law, including Act No. 213 of 2026 (H.3556), effective January 1, 2027. It expressly states the nonpartisan election and runoff method, requires certification of official results no later than three days following the election, and permits a candidate declared elected by certification to take the oath and perform duties while an election contest is pending unless a court directs otherwise. All other Chapter 16 provisions remain in effect.

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☐
- First Reading ☑
- Second Reading ☐
- Approval/Vote (e.g. resolutions) ☐
- Presentation ☐
- Proclamation ☐
- Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

ORDINANCE O-2026-15

AN ORDINANCE TO AMEND CHAPTER 16 OF THE CITY OF SIMPSONVILLE'S CODE OF ORDINANCES TO CONFORM ITS MUNICIPAL ELECTION PROVISIONS TO STATE LAW, INCLUDING ACT NO. 213 OF 2026 (H.3556).

NOW, THEREFORE, BE IT ORDAINED by the City Council (the "***Council***") of the City of Simpsonville, South Carolina (the "***City***"), as follows:

Section 1. Findings of Fact.

(a) South Carolina Act No. 213 of 2026 (H.3556) (the "***Act***"), ratified on May 14, 2026, and signed by the Governor of South Carolina on May 19, 2026, amends Title 5, Chapter 15 and Title 7 of the Code of Laws of South Carolina 1976, as amended (the "***S.C. Code***"); and

(b) The Council has reviewed Chapter 16 of the City's Code of Ordinances against the Act and applicable State law and finds Chapter 16 to be substantially in conformity. The general election date, the candidate filing period and filing fee, the terms of office, the nonpartisan election format, the ward structure, the public notice requirement, the commencement of terms, the two-week runoff, and the municipal election commission each remain valid and require no amendment.

(c) This Ordinance makes three amendments to Chapter 16:

(i) Section 5-15-60 of the S.C. Code provides that each municipality shall adopt by ordinance its method of nominating candidates for, and determining the results of, its nonpartisan elections. The City conducts its elections by the nonpartisan election and runoff method prescribed in Section 5-15-62 of the S.C. Code, and this Ordinance sets out that method expressly in Section 16-5(a).

(ii) Section 5-15-100 of the S.C. Code, as amended by the Act, requires the municipal election commission to certify official results not later than three days following the election. This Ordinance conforms Section 16-1(d) to that requirement.

(iii) Section 5-15-120(C) of the S.C. Code, as added by the Act, provides that a candidate declared elected by certification may take office and serve while an election contest is pending, unless a court of competent jurisdiction directs otherwise. This Ordinance conforms Section 16-7(b) to that provision.

Section 2. Statement of Nonpartisan Election and Runoff Method. As required by Section 5-15-60 of the S.C. Code, the City states and confirms that it nominates candidates for, and determines the results of, its nonpartisan elections by the nonpartisan election and runoff method prescribed in Section 5-15-62 of the S.C. Code. Section 16-5(a) of the City's Code of Ordinances is amended to read as follows (new language underlined):

(a) All regular and special elections for the offices of mayor and council members shall be nonpartisan general elections pursuant to state law. In accordance with S.C. Code § 5-15-60, the city adopts the nonpartisan election and runoff method of nominating candidates for, and determining the results of, its nonpartisan elections, as prescribed by S.C. Code § 5-15-62.

Section 3. Certification of Results. To conform Chapter 16 to Section 5-15-100 of the S.C. Code, as amended by the Act, Section 16-1(d) of the City's Code of Ordinances is amended to read as follows (new language underlined; deleted language struck through):

(d) The city election commission will meet at the county election commission office to hear any challenged ballots and to certify the official results ~~on Thursday at 11:00 a.m.~~ following the election. In all events, the commission shall certify the official results not later than three days following the election, as required by S.C. Code § 5-15-100.

Section 4. Service Pending an Election Contest. To conform Chapter 16 to Section 5-15-120(C) of the S.C. Code, as added by the Act, Section 16-7(b) of the City's Code of Ordinances is amended to read as follows (new language underlined; deleted language struck through); subsections (a) and (c) of Section 16-7 remain unchanged:

(b) ~~In the event that the results of the election are contested in accordance with law, the incumbent who fills the contested office shall hold over until the contest is finally determined.~~ A candidate who is declared elected by certification of the election results may take the oath of office and perform the duties of the office while an election contest is pending, unless a court of competent jurisdiction directs otherwise, as provided by S.C. Code § 5-15-120.

Section 5. Codification. The City Clerk and the official codifier are directed to incorporate the amendments in Sections 2, 3, and 4 into Chapter 16 and to make any conforming changes to section numbering and cross-references necessary to effectuate this Ordinance. All other provisions of Chapter 16 remain in full force and effect.

Section 6. Repealer; Severability; Effective Date. All ordinances or parts of ordinances inconsistent with this Ordinance are repealed to the extent of the inconsistency. If any portion of this Ordinance is held invalid, the remaining portions are not affected. This Ordinance takes effect January 1, 2027.

AND IT IS SO ORDAINED IN COUNCIL ASSEMBLED this ___ day of _____ 2026.

ATTEST:	**CITY OF SIMPSONVILLE, SOUTH CAROLINA**
_____	_____
Justin Campbell, Municipal Clerk	Paul Shewmaker, Mayor

Approved as to form:

_____
Kimberly Wunder, City Attorney

FIRST READING: November 10, 2026
SECOND READING: December 8, 2026

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Jon Derby

Department: Planning

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

TX-2026-01

Summary of Item/Purpose:

A proposed ordinance to adopt text amendments to Land Development Regulations

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☑
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

Simpsonville Planning Department
Planning & Economic Development Director
Jon Derby

AGENDA ITEM

To: City Council

Meeting Date: 11/10/2026

Agenda Item: 1st Reading Misc. Refinements to the Land Development Regulation

Subject: TX-2026-01 Misc. Refinements to the LDR

Attachments: ☒Proposed Ordinance ☐Proposed Architecture Plan ☐Site Plan ☐Cover Letter ☐Consent Letter ☐Locations Maps ☐Petitions ☐Traffic Study ☐Renderings

Request

As technology, development practices, and regulatory requirements have evolved in recent years, the City of Simpsonville's Land Development Regulations have not kept pace with the changes necessary to address the City's current and future needs. City staff has worked collaboratively with the Public Works, Fire, and Planning Departments to review and update the regulations to ensure that appropriate references, design standards, policies, and assurance requirements are incorporated.

These updates are intended to strengthen the City's development standards, promote consistency and quality in new development, and support the continued enhancement of Simpsonville's overall quality of life. By maintaining thoughtful and forward-looking regulations, the City can continue to foster an environment where people are proud to work, live, and play.

Nothing has changed since the Committee of the Whole meeting on October 27, 2026

Section(s)	Amendment	Reason
Table of Contents	Added and removal of titling	Replaced exhibits and or examples
Article 1	Corrections regarding procedure & Amendment list.	Updated amendment list for more clarity
Article 2	Definitions	Added subdivision standard definitions
Article 3	3.2, and 3.3	Updated preliminary & approved plan requirements

TX-2026-01

Article 4	4.1, 4.2, & 4.3 Plat procedures	Update procedure to Summary Approval plats, specifications for Simple and exempt plats
Article 5	5.1 Final Approval	Updated procedure to Final Approved procedures
Article 6	6.1-6.5 Bonds & SAC	Updated Bond forms and SAC notifications
Article 7	7.2 & 7.2 Water & Sewage Supply	Updated the proper authority
Article 8	Road Classification & Design	Updated standards for public & private roads, new diagrams & charts
Article 9	Traffic Islands Design	Updated Design standards & diagrams
Article 10	Construction Standards	Updated Construction designs for Public roads & infrastructure to include roadway, curbing, & drainage
Article 11	General Subdivision Standards	New illustrations, sidewalk & mailbox details, access and stubouts requirements, Traffic Study, and pet waste requirements.

Public Hearing Proceedings

A public hearing regarding the proposed amendments was conducted on October 6, 2026, before the body of the Simpsonville Planning Commission. There were no public comments.

Planning Commission Review

The Simpsonville Planning Commission reviewed the request for amending sections of the LDR at their October 6, 2026 meeting. Staff went through every page of the LDR explaining the history and changes proposed. Commission members inquired on the changes to administrative authority, the proposal to requiring traffic studies, and bonding procedures. Commissioners requested that Section 11.9 Traffic Impact be amended to provide discretion to the Planning Director for requiring the study. This change in text is shown in Red on page 11:11.

By a vote of 6-0, the Planning Commission recommended approval of the amendments as presented in TX-2026-01.

TX-2026-01

Staff Comments

Staff has worked diligently with our Public Work department and our City engineer to modify and streamline the regulations within our LDR. These standards are consistent with other municipality regulations and are considered the best management practices.

Ordinance TX-2026-01 CITY OF SIMPSONVILLE, SOUTH CAROLINA

AN ORDINANCE TO AMEND LANGUAGE WITHIN ARTICLE 1-11, INCLUDING EXHIBITS & REFERNCES OF THE CITY OF SIMPSONVILLE LAND DEVELOPMENT REGULATION

WHEREAS, the Simpsonville City Council reviews the city ordinances at various times to make necessary improvements and/or changes; and,

WHEREAS, the South Carolina Local Government Comprehensive Planning Act, Section 6.29-310 et seq., of the South Carolina Code of Laws, 1976, as amended, authorizes the City of Simpsonville to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and,

WHEREAS, the City of Simpsonville Planning Commission has reviewed the proposed amendments to Land Development Regulation in its entirety (Exhibit A), to encompass Articles 1-11 and has recommended for the Simpsonville City Council to adopt the amendments proposed herein; and,

WHEREAS, the City of Simpsonville Planning Commission recommended approval of the amendments contained herein at a public hearing on October 6, 2026 after due notice for the purpose of considering the proposed amendments to the City of Simpsonville Land Development Regulations; and,

WHEREAS, the City has determined that Articles 1-11 of the City of Simpsonville Land Development Regulation should be amended to correctly reference the proper agency responsible for administering these regulations, higher construction design standards for roadways, stormwater infrastructure, & sidewalks, require more access to residential developments and parking standards, acceptance of infrastructure through stricter bonding procedures for the City; and,

WHEREAS, the Council, after considering all of the facts and circumstances surrounding the proposed amendments contained herein, do hereby find that the amendments as set forth herein are in the best interests of the City of Simpsonville.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AS FOLLOWS:

NOTE: *Language in section 1 of this ordinance that is ~~struck through~~ is language proposed to be deleted, <u>underlined language</u> is language proposed to be added, language that is not ~~struck through~~ or <u>underlined</u> is not to be changed, and *** represents sections of the Ordinance that have been skipped and remain unchanged.*

<u>Section 1</u>. That Articles 1-11, Exhibits, and References of the City of Simpsonville Land Development are hereby amended as follows:

Land Development Regulation (See Attached)

<u>Section 2</u>: That the amendments contained herein shall be effective upon second and final reading of this Ordinance.

<u>Section 3</u>: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

ADOPTED this _____ day of _____, 2026.

SIGNATURE OF MAYOR:

_____
Paul Shewmaker

APPROVED AS TO FORM:

ATTEST:

_____
Kimberly Wunder
City Attorney

_____
Justin Campbell
City Clerk

FIRST READING: November 10, 2026
SECOND READING: December 8, 2026

Land Development Regulations
Exhibit A

TX-2026-01 | November 10, 2026

SUPPORTING MATERIAL

The full proposed Land Development Regulations exhibit will be provided separately.

The staff report and proposed ordinance are included in this packet.

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Jon Derby

Department: Planning

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

TX-2026-02

Summary of Item/Purpose:

A proposed ordinance to adopt miscellaneous refinements to the Zoning Ordinance

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☑
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

Simpsonville Planning Department
Planning & Economic Development Director
Jon Derby

AGENDA ITEM

To: City Council

Meeting Date: 11/10/2026

Agenda Item: 1st Reading Misc. Refinements to the Zoning Ordinance

Subject: TX-2026-02 Misc. Refinements

Attachments: ☒Proposed Ordinance ☐Proposed Architecture Plan ☐Site Plan ☐Cover Letter ☐Consent Letter ☐Locations Maps ☐Petitions ☐Traffic Study ☐Renderings

Request

From time-to-time staff & City Council discover areas of the Zoning Ordinance that may need some refinement. Staff is requesting changes to the sections listed below.

Nothing has changed since the Committee of the Whole on October 27, 2026

Section(s)	Amendment	Reason
~~**3.2.1**~~	~~Bed & Breakfast-Inn, lot standard~~	~~Reduce the size of the lot requirement to improve more availability. Current size of 1 acre has restricted several opportunities in the City.~~
4.5.5	Guest Parking in new residential development	Requiring additional parking to accommodate families and guest, while avoiding on-street parking. An issue our waste collection vehicles and fire trucks have endured over time.
4.10.6(A)	Wall Signage installation	To require a more aesthetically designed wall sign by removing visible conduit. This is a standard requirement, especially in vibrant downtowns.
4.10.6(D)(E)	Hanging Signs and awning Signs	Provide distinction between awning types and allowable awning signage.
7.13.4	Variance Criteria	To be in compliance with SC State Law, we are removing additional criteria D,E, G, & H.
8.3.8(H)	Sign Measurements	Providing illustration of awning types

TX-2026-02

Public Hearing Proceedings

A public hearing regarding the proposed amendments was conducted on October 6, 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 amend portions of the Zoning Ordinance at their October 6, 2026 meeting. The Commission expressed concerns about the potential for impact of reducing the lot size requirement for Bed-n-Breakfast, suggesting that this approach could be better handled through a Special Exception review process. This proposed amendment was tabled from the text amendment as a result. Language was added to include “Recreational.facility‹ to the Amenity parking requirement.

By a vote of 6-0, the Planning Commission recommended approval of TX-2026-02.

Staff Comments

Staff recommends the above refinements for the reasons described in the above table.

Ordinance TX-2026-02 CITY OF SIMPSONVILLE, SOUTH CAROLINA

AN ORDINANCE CONTAINING VARIOUS REFINEMENTS TO THE CITY OF SIMPSONVILLE ZONING ORDINANCE

WHEREAS, the Simpsonville City Council reviews the city ordinances at various times to make necessary improvements and/or changes; and,

WHEREAS, the City of Simpsonville has determined that amendments to its zoning ordinance are needed to allow for more parking standards within residential communities; reduce lot size for Bed-n-breakfast, to modify, align our criteria for variance request with that of SC State Law, and allow for more creativity with signage installation; and

WHEREAS, the City of Simpsonville has recognized the need for more parking availability within residential communities, to be consistent with the State requirements for variances, and the desire for a more aesthetically pleasing signage requirement; and,

WHEREAS, the City of Simpsonville Planning Commission recommended approval of the zoning amendments contained herein at a public hearing on October 6, 2026 after due notice for the purposes of considering the proposed amendments to the City of Simpsonville Zoning Ordinance.

WHEREAS, the Council, after considering all of the facts and circumstances surrounding the proposed amendments contained herein, do hereby find that the amendments as set forth herein are in the best interests of the City of Simpsonville.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AS FOLLOWS:

NOTE: *Language in section 1 of this ordinance that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Ordinance that have been skipped and remain unchanged.*

Section 1. That the City of Simpsonville Zoning Ordinance is hereby amended as follows:

~~**3.2.1 Bed and Breakfast Inn**~~

~~A. Standards~~

~~***~~

~~3. The use shall be located on a single tract at least one ½ acre in size.~~

***

4.5 Parking

***

4.5.5 Table of Minimum Parking Ratios

Use	Minimum Parking Requirement
Residential Uses and Accommodations	
_ ***	
– Dwelling, Accessory – Dwelling, Attached Single-Family – Dwelling, Detached Single-Family* – Dwelling, Multifamily	Two spaces per dwelling unit *Spaces must be accommodated in driveways; garages are excluded from this requirement.
– Guest Parking / Overflow Parking (Public Subdivisions with no Amenity) – Guest Parking / Overflow Parking (Public Subdivisions with Amenity)	One space per 5 dwelling units One space per 10 dwelling units
– Amenity Area (pool, playground, park)	One space per 100 square feet of water One space per 250 square feet of clubhouse/shelter One space per 2,000 square feet of play area/park
_ ***	***
Commercial Sales and Services	
– Brewpub, Beer/Wine – Micro-Distillery	One space per 200 square feet of seating area One space per 1000 square feet of production area and 1/200 for tasting areas
_ ***	

***

4.10 Signage

***

4.10.6 Permissible Signs in Business Districts

***

A. Wall Signs

***

6. *Installation*. Where applicable, wall signs shall be securely attached to the building by appropriate metal supports such as bolts, anchors, supports, chains, guys or steel rods.

The use of Raceways, or other similar metal tubing, shall be prohibited.

***

D. Hanging Signs

***

4. *Sign placement.* No hanging sign shall hang from a~~n~~ traditional design awning or canopy. Hanging signs are only permitted on ground floors.

***

E. Awning or Canopy Signs

Signs on awnings or canopies, shall comply with the following standards:

1. *Maximum sign display area.* The combination of wall signs, projecting signs, hanging signs, and awning and canopy signs shall not exceed ten percent of the gross surface area of the façade on which the signage is installed. ~~Furthermore,~~ ~~a~~Awning and canopy signs shall be restricted to the valance area of traditional design ~~the~~ awning or canopy and shall not exceed 80 percent of the valance area. Signs installed on top of metal, cantilever design awnings or canopies, shall not exceed 24 inches in height and shall not exceed 80% of the length of the awning or canopy structure. Signs on top of cantilever design awnings or canopies shall be alphanumeric character or logos, with no sign background or cabinet.

***

3 *Sign placement*. No Sign shall project from or hang from a~~n~~ traditional design awning or canopy.

* Signs installed on fuel station or detached awnings and canopies, shall be limited to the valance area and not exceed 80% of the valance area. All awning and canopy signs are limited to ground floor locations

7.13 Variance

***

7.13.4 Application Review Criteria

The Board of Zoning Appeals shall only approve a Variance from a dimensional or site standard in an individual case of unnecessary hardship upon finding that all of the following standards are met:

A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

B. These conditions do not generally apply to other property in the vicinity, ~~particularly those in the same zoning district;~~

C. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property ~~in a manner consistent with others in the zoning district~~;

~~D. The need for the Variance is not the result of the Applicant's own actions;~~

~~E. The authorization of a Variance does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance;~~

~~F~~ D. The authorization of a Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by the granting of the Variance;

~~G. The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably; and~~

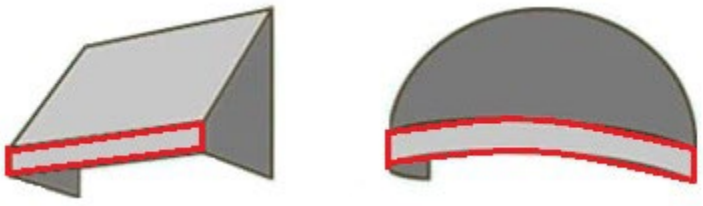
~~H. The Variance requested is the minimum Variance that will make possible the legal use of the land, building, or structure.~~

***

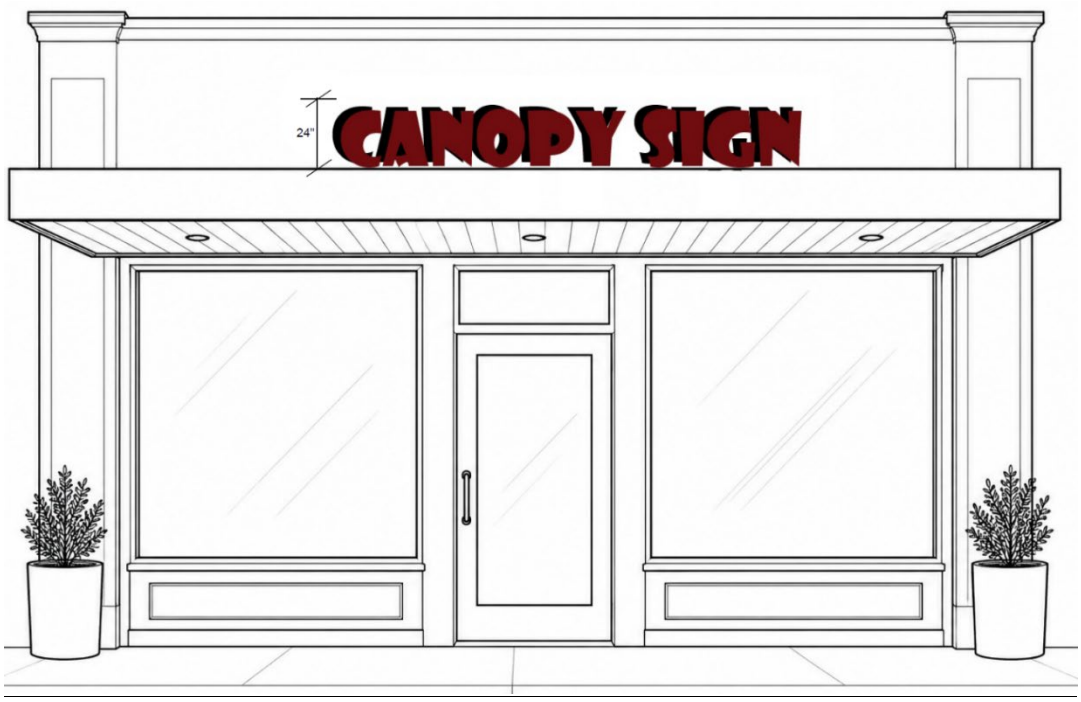
8.3.8 Sign Measurements

***

H. *Valance area*. The sign display area of a traditional design canopy or awning shall be limited to the valance area shown in red.



Signs erected on top of metal, cantilever design canopy or awnings shall be limited to 24 inches in height.



Section 2: That the amendments contained herein shall be effective upon second and final reading of this Ordinance.

Section 3: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

ADOPTED this _____ day of _____, 2026.

SIGNATURE OF MAYOR:

_____
Paul Shewmaker

APPROVED AS TO FORM:

_____
Kimberly Wunder
City Attorney

ATTEST:

_____
Justin Campbell
City Clerk

FIRST READING: November 10, 2026
SECOND READING: December 8, 2026

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Jon Derby

Department: Planning

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

TX-2026-03

Summary of Item/Purpose:

A proposed ordinance to adopt miscellaneous refinements to the Zoning Ordinance

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☑
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

Simpsonville Planning Department
Planning & Economic Development Director
Jon Derby

AGENDA ITEM

To: City Council

Meeting Date: 11/10/2026

Agenda Item: 1st Reading Misc. Refinements to the Zoning Ordinance

Subject: TX-2026-03 Misc. Refinements

Attachments: ☒Proposed Ordinance ☐Proposed Architecture Plan ☐Site Plan ☐Cover Letter ☐Consent Letter ☐Locations Maps ☐Petitions ☐Traffic Study ☐Renderings

Request

From time-to-time staff & City Council discover areas of the Zoning Ordinance that may need some refinement. Staff is requesting changes to the sections listed below.

Nothing has changed since the Committee of the Whole meeting on October 27, 2026.

Section(s)	Amendment	Reason
3.1.5	Table of Allowed Uses	To allow for Accessory Dwelling Units (ADU) in more zoning districts, specifically R-E & R-LO
3.3.4(A)	Dwelling Unit, Accessory (ADU)	Remove confusing language about "Appropriate use"
3.3.4(C)	Dwelling Unit, Accessory (ADU)	To allow ADU within residential districts by providing new standards. Staff has repeatedly received request for Mother-n-law suites over the years.
8.6	Description of Uses of Land and Buildings	The clarify the use as currently defined

Public Hearing Proceedings

A public hearing regarding the proposed amendments was conducted on October 6, 2026, before the body of the Simpsonville Planning Commission. There were no public comments.

TX-2026-03

Planning Commission Review

The Simpsonville Planning Commission reviewed the request to amend portions of the Zoning Ordinance at their October 6, 2026 meeting. Discussion from the Commission were positive for the proposal of allowing ADUs and recognized the current needs presented by staff. Language was added to criteria #4 referring to the size allowance.

By a vote of 6-0, the Planning Commission recommended approval of TX-2026-03.

Staff Comments

Staff recommends the above refinements for the reasons described in the above table.

Ordinance TX-2026-03 CITY OF SIMPSONVILLE, SOUTH CAROLINA

AN ORDINANCE CONTAINING VARIOUS REFINEMENTS TO THE CITY OF SIMPSONVILLE ZONING ORDINANCE

WHEREAS, the Simpsonville City Council reviews the city ordinances at various times to make necessary improvements and/or changes; and,

WHEREAS, the City of Simpsonville has determined that amendments to its zoning ordinance are needed to allow for more housing options and dwelling flexibility; and

WHEREAS, the City of Simpsonville has recognized the need for "mother-n-law suites" and/or detached dwelling units which are clearly subordinate; and,

WHEREAS, the City of Simpsonville understands the growing need for families to live closer in proximity to one another; and,

WHEREAS, the City of Simpsonville Planning Commission recommended approval of the zoning amendments contained herein at a public hearing on October 6, 2026 after due notice for the purposes of considering the proposed amendments to the City of Simpsonville Zoning Ordinance.

WHEREAS, the Council, after considering all of the facts and circumstances surrounding the proposed amendments contained herein, do hereby find that the amendments as set forth herein are in the best interests of the City of Simpsonville.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AS FOLLOWS:

NOTE: *Language in section 1 of this ordinance that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Ordinance that have been skipped and remain unchanged.*

Section 1. That the City of Simpsonville Zoning Ordinance is hereby amended as follows:

3.1 Uses by District

3.1.5 Table of Allowed Uses

	R-E	**R-Lo**	**R-Mid**	**R-Hi**	**R-OI**	**B-L**	**B-G**	**B-U**	**B-I**
Accessory Uses									
Dwelling Unit (ADU), Accessory	C	C	–	–	C	C	C	C	–

***

3.3 Accessory Uses / Structure Standards

***

3.3.4 Dwelling Unit (ADU), Accessory

A. ~~Except for appropriate live-work arrangements,~~ Accessory dwelling units may only be permitted on stories above the ground floor of non-residential buildings, in the B-U, B-L, & B-G zoning districts.

B. Shared walls and floors between residential and nonresidential uses shall be constructed to minimize the transmission of noise and vibration.

C. Accessory dwelling units may only be permitted in R-E and R-Lo residential zoning districts, or residential lots exceeding 10,000 sq ft., when they meet the following criteria:

1. The property owner shall occupy either the principal dwelling or the accessory dwelling unit.

2. *Number of units.* Not more than one Accessory Dwelling Unit shall be allowed per lot.

3. An accessory dwelling unit may be permitted within an existing single single-family dwelling, attached to single family-dwelling, or provided as a detached accessory structure located in the rear yard.

4. Size of Accessory Unit. The accessory dwelling unit must be established in conjunction with and clearly subordinate to the principle dwelling unit in relations to size and height. When attached or within an existing residence, no accessory dwelling unit shall exceed 500 square feet or 25% of the gross floor area of the principal residence, whichever is greater. When detached, no accessory dwelling unit shall exceed 600 square feet or 50% of the gross floor area of the principal residence.

5. Density. Accessory dwelling units shall not count towards any applicable maximum residential density requirement.

6. Architectural Style. Accessory dwelling units shall be constructed with similar building materials as the principal structure. Accessory dwelling units visible from the public right of way shall, shall be constructed with at least 75% of the same building materials as the principal structure.

7. Driveway design. Unless the accessory dwelling unit is accessed from a rear alley, no additional driveways shall be permitted to serve the accessory dwelling unit separate from the existing driveway.

8. Parking. At least one off-street parking space shall be provided for an accessory dwelling.

9. Recreational vehicles, mobile homes, tractor trailers, or shipping containers shall not be used as accessory dwelling units.

10. All accessory dwelling units shall comply with all applicable development standards for principal dwelling units in the zoning district in which they are located, as well as all applicable building codes.

11. Ownership. Accessory dwelling units shall not be sold apart from the principal residence on the property. No lot shall be split after establishment of an accessory dwelling unit.

12. Modifications to existing structures. Conversion to existing accessory structures on site (garages, work buildings, etc.) are subject to the provisions of this Zoning Ordinance, as well as all applicable building codes.

***

8.6 Description of Uses of Land and Buildings

***

Dwelling Unit ADU, Accessory: A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling or other principal use on the same lot, and that ~~is~~ may be part of the same structure.

***

Section 2: That the amendments contained herein shall be effective upon second and final reading of this Ordinance.

Section 3: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

ADOPTED this _____ day of _____, 2026.

SIGNATURE OF MAYOR:

_____
Paul Shewmaker

APPROVED AS TO FORM:

_____
Kimberly Wunder
City Attorney

ATTEST:

_____
Justin Campbell
City Clerk

FIRST READING: November 10, 2026
SECOND READING: December 8, 2026

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tee Coker

Department: Administration

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

Resolution R-2026-21

Summary of Item/Purpose:

A proposed resolution to approve the annual fair operating agreement with Event Coordinators, Inc.

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☐
- First Reading ☐
- Second Reading ☐
- Approval/Vote (e.g. resolutions) ☑
- Presentation ☐
- Proclamation ☐
- Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

RESOLUTION R-2026-21

A RESOLUTION APPROVING THE ANNUAL FAIR OPERATING AGREEMENT BETWEEN THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AND EVENT COORDINATORS, INC., AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Simpsonville, South Carolina (the "***City Council***"), the governing body of the City of Simpsonville, South Carolina (the "***City***") in a meeting duly assembled, as follows:

Section 1 Findings. The Council makes the following findings of fact in connection with the adoption of this resolution (this "***Resolution***"):

(A) The City is a municipal corporation of the State of South Carolina (the "***State***") and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities.

(B) The City desires to present an annual fair (the "***Annual Fair***") at the Meadow at Heritage Park, to be produced and operated by Event Coordinators, Inc. (the "***Fair Operator***") under an Annual Fair Operating Agreement (the "***Fair Agreement***"); and

(C) By separate action, the City Council has approved, or will approve, a First Amendment to the Amphitheatre Management Agreement, under which the Amphitheatre Manager consents to the City's use of the Meadow for the Annual Fair; and

(D) The City Council has reviewed the Fair Agreement and finds that presenting the Annual Fair serves a public purpose by providing a community event for the benefit of the City's residents, and that approval and execution of the Fair Agreement are in the best interest of the City.

Section 2 Approval of the Fair Agreement. The City Council approves the Annual Fair Operating Agreement between the City and the Fair Operator, in substantially the form presented to and reviewed by the City Council, together with such changes as may be approved by the City Administrator on the advice of the City Attorney. The City Administrator's execution and delivery of the Fair Agreement is conclusive evidence of that approval.

Section 3 Authorization to Execute and Deliver. The City Council authorizes and directs the City Administrator to execute and deliver the Fair Agreement on behalf of the City, and the City Clerk to attest the City Administrator's signature and affix the City's seal.

Section 4 Further Actions. The appropriate officials, officers, employees, and agents of the City are authorized and directed to take any further actions and to execute and deliver any further documents needed to carry out this Resolution and the Fair Agreement.

Section 5 Conflicting Resolutions Repealed. Any resolution, or part of a resolution, that conflicts with this Resolution is repealed to the extent of the conflict.

Section 6 Effective Date. This Resolution takes effect immediately upon its adoption.

DONE AND RESOLVED IN COUNCIL ASSEMBLED this ___ day of _____ 2026.

ATTEST:

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____

Justin Campbell, Municipal Clerk

_____

Paul Shewmaker, Mayor

Approved as to form:

_____

Kimberly Wunder, City Attorney

Annual Fair Operating Agreement

Resolution R-2026-21 | November 10, 2026

SUPPORTING MATERIAL

The agreement and incidental documents are omitted from this packet under S.C. Code of Laws § 30-4-40(a)(5). This provision permits withholding documents concerning proposed contractual arrangements and proposed sales or purchases of property.

Under § 30-4-40(a)(5)(a), these documents are no longer exempt on this basis once a contract is entered into or the property is sold or purchased, except as otherwise provided in that section.

Source: South Carolina Code of Laws § 30-4-40

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tee Coker

Department: Administration

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

Resolution R-2026-22

Summary of Item/Purpose:

A proposed resolution to authorize First Amendment to the Amphitheatre Management Agreement with Simpsonville Amphitheatre, LLC d/b/a Opry Entertainment Group

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☑
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

RESOLUTION R-2026-22

A RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE AMPHITHEATRE MANAGEMENT AGREEMENT BETWEEN THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AND SIMPSONVILLE AMPHITHEATRE, LLC, AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Simpsonville, South Carolina (the "***City Council***"), the governing body of the City of Simpsonville, South Carolina (the "***City***") in a meeting duly assembled, as follows:

Section 1 Findings. The Council makes the following findings of fact in connection with the adoption of this resolution (this "***Resolution***"):

(A) The City is a municipal corporation of the State of South Carolina (the "***State***") and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities.

(B) The City and Simpsonville Amphitheatre, LLC (the "***Manager***") are parties to that certain Amphitheatre Management Agreement (the "***Management Agreement***"), concerning the management, operation, and promotion of the Amphitheatre at Heritage Park, located at 861 SE Main Street, Simpsonville, South Carolina 29681 (the "***Amphitheatre***"); and

(C) Under the Management Agreement, the Manager has certain rights to use the Meadow at Heritage Park (the "***Meadow***") for parking serving events at the Amphitheatre; and

(D) The City desires to present an annual fair (the "***Annual Fair***") in the Meadow, to be held annually beginning in 2027 on the dates and for the term set forth in the First Amendment described below, and to enter into a separate Annual Fair Operating Agreement with Event Coordinators, Inc. (the "***Fair Operator***") for the production and operation of the Annual Fair (the "***Fair Agreement***"); and

(E) The use of the Meadow for the Annual Fair will temporarily limit the Manager's ability to use the Meadow for Amphitheatre parking during the reserved fair periods, and the City therefore requires the Manager's consent to such use; and

(F) The City and the Manager have negotiated a First Amendment to the Amphitheatre Management Agreement (the "***First Amendment***"), which, among other things, reserves the Meadow for the Annual Fair during the reserved fair periods and temporarily suspends the Manager's parking rights in the Meadow to the extent necessary for the Annual Fair; and

(G) The City Council has reviewed the First Amendment and finds that its approval and execution are in the best interest of the City and its residents.

Section 2 Approval of First Amendment. The City Council hereby approves the First Amendment to the Amphitheatre Management Agreement between the City and the Manager, in substantially the form presented to and reviewed by the City Council, together with such changes as may be approved by the City Administrator on the advice of the City Attorney, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 3 The City Administrator is hereby authorized and directed to execute and deliver the First Amendment on behalf of the City, and the City Clerk is hereby authorized and directed to attest the same and to affix the seal of the City thereto.

Section 4 The appropriate officials, officers, employees, and agents of the City are hereby authorized and directed to take all further actions and to execute and deliver all further documents and instruments as may be necessary or appropriate to carry out the intent of this Resolution and the First Amendment.

Section 5 All resolutions or parts of resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

Section 6 This Resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED IN COUNCIL ASSEMBLED this ___ day of _____ 2026.

ATTEST:

_____

Justin Campbell, Municipal Clerk

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____

Paul Shewmaker, Mayor

Approved as to form:

_____

Kimberly Wunder, City Attorney

First Amendment to the Amphitheatre Management Agreement

Resolution R-2026-22 | November 10, 2026

SUPPORTING MATERIAL

The agreement and incidental documents are omitted from this packet under S.C. Code of Laws § 30-4-40(a)(5). This provision permits withholding documents concerning proposed contractual arrangements and proposed sales or purchases of property.

Under § 30-4-40(a)(5)(a), these documents are no longer exempt on this basis once a contract is entered into or the property is sold or purchased, except as otherwise provided in that section.

Source: South Carolina Code of Laws § 30-4-40

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tee Coker

Department: Administration

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Agenda Item Title:

Resolution R-2026-23

Summary of Item/Purpose:

A proposed resolution to adopt an Emergency Operations Plan

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☑
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

RESOLUTION R-2026-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, ADOPTING THE CITY OF SIMPSONVILLE EMERGENCY OPERATIONS PLAN AND REVOKING ALL PRIOR EMERGENCY OPERATIONS PLANS.

WHEREAS, Chapter 1 of Title 25 of the Code of Laws of South Carolina, 1976, as amended, requires state, county, and municipal governments to cooperate in emergency planning and makes municipal governments responsible for planning and preparing for emergency operations in coordination with county and state emergency management; and

WHEREAS, the City of Simpsonville, South Carolina (the "***City***") has prepared the City of Simpsonville Emergency Operations Plan, which aligns with the Greenville County Emergency Operations Plan and follows the National Incident Management System and the Incident Command System; and

WHEREAS, the City Council of the City of Simpsonville, South Carolina (the "***City Counci***l"), the governing body of the City, finds that adopting the Plan is necessary and proper to protect the lives, safety, property, and welfare of the City's residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Adoption of the Emergency Operations Plan. The City of Simpsonville Emergency Operations Plan (the "***Plan***"), consisting of the Base Plan, the Annex Set, and the companion Emergency Operations Center Standard Operating Guide, attached as ***Exhibit A*** and incorporated by reference, is adopted as the official Emergency Operations Plan of the City. All prior emergency operations plans of the City are revoked in their entirety and replaced by the Plan.

Section 2. Administration and Coordination. The City Administrator shall be responsible for implementing and maintaining the Plan and for coordinating the City's emergency management with Greenville County Emergency Management, the South Carolina Emergency Management Division, and federal authorities, consistent with the National Incident Management System and the Incident Command System. Upon activation of the Emergency Operations Center, the Fire Chief shall serve as Incident Manager unless otherwise directed, as provided in the Plan. The City Administrator shall cause the Plan to be reviewed at least annually and shall recommend revisions to the City Council, which may be adopted by resolution. Nothing in this Resolution or the Plan diminishes the authority of the Mayor under Section 2-38 of the City Code or the authority of the City Council or City Administrator to act in an emergency as otherwise provided by law.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution, which shall remain in full force and effect.

Section 4. Conflicting Resolutions. All prior resolutions and parts of resolutions in conflict with this Resolution are, to the extent of such conflict, hereby superseded.

Section 5. Effective Date. This Resolution shall take effect and be in force immediately upon its adoption by the City Council.

DONE AND RESOLVED IN COUNCIL ASSEMBLED this ___ day of _____ 2026.

ATTEST:

_____

Justin Campbell, Municipal Clerk

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____

Paul Shewmaker, Mayor

Approved as to form:

_____

Kimberly Wunder, City Attorney

Emergency Operations Plan
Exhibit A

Resolution R-2026-23 | November 10, 2026

SUPPORTING MATERIAL

The full Emergency Operations Plan, including its annexes and Emergency Operations Center operating guide, will be provided separately.

A briefing for Mayor and Council follows this page.

CITY OF SIMPSONVILLE

EMERGENCY OPERATIONS PLAN

BRIEFING FOR MAYOR AND COUNCIL | JUSTIN CAMPBELL, CITY CLERK

Resolution R-2026-23 | November 10, 2026

Resolution R-2026-23 proposes adopting the City of Simpsonville Emergency Operations Plan, consisting of the Base Plan, ten annexes and a companion Emergency Operations Center Standard Operating Guide, and replacing prior City emergency operations plans. The full Exhibit A will be provided separately.

PURPOSE AND SCOPE

The plan establishes a coordinated approach to preparedness, response, continuity, recovery and risk reduction. It addresses natural, technological and human-caused hazards, including severe weather, flooding, outages, hazardous materials and cyber incidents. Planning accounts for growth, critical facilities and residents who may need evacuation, transportation or medical assistance.

LEADERSHIP AND RESPONSIBILITIES

The Mayor, Council and City Administrator provide policy direction and strategic priorities, with the City Attorney participating as needed. The Fire Chief normally serves as the Emergency Operations Center (EOC) Incident Manager. The EOC coordinates support, resources and information; on-scene incident command directs field operations.

HOW THE CITY RESPONDS

EOC staffing scales to limited, partial or full activation. Fire Department Headquarters is the primary location; the Police Department is the alternate. City resources are used first. Logistics coordinates unmet departmental needs; county, state and federal assistance is coordinated through Greenville County Emergency Management. Public information, warnings, evacuation, sheltering and phased re-entry are coordinated across departments and partners.

WHAT THE TEN ANNEXES COVER

Annexes 1-5 assign Policy Group and Command Staff duties and organize Finance and Administration, Logistics, Operations and Planning. Annexes 6-9 address Emergency Services, Infrastructure, Health and Medical, and Mass Care, including route clearance, utility coordination, sheltering, feeding and family assistance. Annex 10 supplies departmental equipment inventories and support contacts for staff to validate and maintain.

EOC OPERATING PROCEDURES

The companion guide covers notification, staffing, setup, resource requests, operational briefings, staff support and deactivation. It sets out a planning cycle, Incident Action Plans, Situation Reports and activity logs, with eight types of Incident Command System forms. Operations prioritize essential community services and transition to recovery as incident demands decrease.

ACCOUNTABILITY AND ONGOING READINESS

Departments document decisions, personnel time, equipment use, purchases, contracts and damage to support accountability and potential reimbursement. Continuity procedures address succession, alternate facilities, vital records and essential services. Recovery and demobilization planning begin early. Annual review, current resource lists, training, exercises and after-action improvements keep the plan usable.

Source: City of Simpsonville Emergency Operations Plan (Exhibit A)

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tee Coker

Department: Administration

Date Submitted: 11/04/2026

Please include the following item on the agenda for (date of meeting): 11/10/2026

Business Meeting | 6 p.m.

Agenda Item Title:

Resolution R-2026-24, a proposed resolution to declare the results of the Municipal Tax Relief Sales and Use Tax Referendum held on November 3, 2026, pursuant to S.C. Code § 5-41-120(G)

Summary of Item/Purpose:

Upon receipt of the official referendum returns, S.C. Code § 5-41-120(G) requires Council to declare the results by resolution. Resolution R-2026-24 would declare the results of the November 3, 2026 Municipal Tax Relief Sales and Use Tax Referendum. The statute provides a 30-day period from adoption for a suit or proceeding challenging the declared results. Approval of the resolution is requested.

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☐
- First Reading ☐
- Second Reading ☐
- Approval/Vote (e.g. resolutions) ☑
- Presentation ☐
- Proclamation ☐
- Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

RESOLUTION R-2026-24

A RESOLUTION TO DECLARE THE RESULTS OF A REFERENDUM HELD ON NOVEMBER 3, 2026

WHEREAS, on August 11, 2026 the City Council (the ***"Council"***) of the City of Simpsonville, South Carolina (the ***"City"***), pursuant to the Municipal Tax Relief Act, codified as Title 5, Chapter 41 of the Code of Laws of South Carolina, 1976, as amended (the ***"Tax Relief Act"***), enacted an ordinance calling for a referendum (the ***"Referendum"***) to be held in the City at the then upcoming general election to determine whether the City would be empowered to impose a one percent sales and use tax; and

WHEREAS, the Greenville County Voter Registration and Election Commission (the ***"Election Commission"***) subsequently ordered the Referendum to be held in the City on November 3, 2026; and

WHEREAS, notices of the Referendum were published by the Election Commission and by the City pursuant to state election laws and the Tax Relief Act; and

WHEREAS, the Election Commission held the Referendum in the City in conjunction with the general election on November 3, 2026; and

WHEREAS, there has been received by the City certification of the Election Commission certifying that the Referendum held in the City on November 3, 2026 did result as described below;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA IN MEETING DULY ASSEMBLED:

***Section 1*.** Pursuant to Section 5-41-120(G) of the Tax Relief Act, it is hereby declared that the Referendum, at which was submitted to the qualified electors of the City the following question, resulted as follows:

> Must a one percent sales and use tax be levied in the City of Simpsonville, South Carolina for no more than eight years for the purpose of allowing a credit against certain municipal ad valorem tax liability and for the purpose of raising the amounts specified for the following purposes?
>
> (1) $44,400,000 for citywide road infrastructure improvements, including repaving, drainage systems, curbs and sidewalks

The Referendum resulted favorably to the question submitted therein, there being 5,194 votes cast in favor of the question and 5,047 votes being cast opposed to the question.

The official vote totals are attached as Exhibit A.

DONE AND RESOLVED IN COUNCIL ASSEMBLED this 10th day of November, 2026.

ATTEST:

_____

Justin Campbell, Municipal Clerk

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____

Paul Shewmaker, Mayor

Approved as to form:

_____

Kimberly Wunder, City Attorney

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

CERTIFIED COPY OF RESOLUTION

I, the undersigned, City Clerk of the City of Simpsonville, South Carolina, **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of a Resolution adopted by the City Council of the City (the ***"Council"***) at a meeting duly called and held on November 10, 2026, at which meeting a quorum of the members of the Council were present and voted in favor of the adoption thereof, and such Resolution was duly adopted.

That the original of said Resolution is duly entered in the permanent records of the Council, in my custody as City Clerk.

IN WITNESS WHEREOF, I have hereunto set my Hand this 10th day of November, 2026.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____
City Clerk

EXHIBIT A

Simpsonville City Tax Relief Referendum

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	Absentee Mail	Failsafe	Provisional	Failsafe Provisional
Yes	5,194	50.72%	2,020	3,075	92	2	5	0
No	5,047	49.28%	2,384	2,534	120	4	3	2

Travelers Rest Tax Relief Referendum

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	Absentee Mail	Failsafe	Provisional	Failsafe Provisional
Yes	1,582	56.80%	657	878	45	2	0	0
No	1,203	43.20%	710	472	21	0	0	0