CITY OF SIMPSONVILLE
ZONING AMENDMENT (REZONING) APPLICATION

SITE/PROPERTY LOCATION:

Property Address: _____ Tax Map Number: _____

APPLICANT: _____

Mailing Address: _____ City, State, Zip: _____

Phone Number: _____ E-mail Address: _____

PROPERTY OWNER (if different from Applicant): _____

Mailing Address: _____ City, State, Zip: _____

Phone Number: _____ E-mail Address: _____

	Current	***Requested***
Zoning District:	_____	_____
"Future Land Use Map" Designation:	_____	_____

Project Description (be specific): _____

_____

_____

_____

No. of Parcels: _____ Acreage of Parcel(s): _____

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

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

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

_____	_____	_____
Signature	**Printed Name**	**Date**

FOR CITY STAFF USE ONLY

Date Received: _____ By: _____ Docket #: _____ Zoning District: _____

Comments: _____ PC Review: _____ CC Review: _____

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

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

Rezoning Guide

Who Can Apply for a Rezoning?

The application to rezone a property can be initiated by:

- The owner of the property;
- The City's Planning Director; or
- City Council or the Planning Commission

Another person having a recognized interest in the property can also apply to rezone a property. However, that person will need to submit a letter signed by the property owner consenting to the application.

What Are the Criteria for a Rezoning?

The Planning Commission and City Council will consider the following criteria when reviewing an application to rezone a property:

A. Consistency with the City's Comprehensive Plan;
B. Suitability of the site's physical, geological, hydrological and other environmental features for the proposed zoning district;
C. Compatibility of the zoning district with the neighborhood;
D. Availability and capacity of public infrastructure and services for the potential uses permitted in the proposed zoning district; and
E. Public need for the potential uses permitted in the proposed zoning district.

What Is the Application Fee for a Rezoning?

Application fees are based on the zoning district sought and the acreage of the property as follows:

Size of the Property	Zoning District Sought		
	R-E, R-Lo, R-Mid	R-Hi, R-OI	B-L, B-G, B-U, B-I, ID
<1 acre	$50	$100	$150
<2 acres	$55	$110	$160
<3 acres	$60	$120	$170
<4 acres	$65	$130	$180
<5 acres	$70	$140	$190
<6 acres	$75	$150	$200
<7 acres	$80	$160	$210
<8 acres	$85	$170	$220
<9 acres	$90	$180	$230
<10 acres	$95	$190	$240
≥10 acres	$100	$200	$250

What Is the Process for a Rezoning?

❶ Submit an Application

- Submit the application, including required attachments, to the Planning & Zoning Office at Simpsonville City Hall

❷ Staff Review

- City staff will review your application to make sure that it is complete
- City staff will send your application, along with its own report, to the members of the Planning Commission
- City staff will ***place a sign in your yard*** advertising the Commission's meeting

❸ Planning Commission Meeting

- The Commission typically meets on the 1st Tuesday of the month at 6:30 pm at City Hall
- You will be expected to attend the meeting to formally present your request and to answer any questions from the Commission
- At the meeting, the Commission will also provide an opportunity to anyone else in attendance to speak regarding your proposal
- At the meeting, the Commission will vote on an affirmative or negative recommendation to City Council

❹ City Council Meeting

- The City Council typically meets on the 2nd Tuesday of the month at 6:30 pm at City Hall to conduct its business
- At the meeting, the Council will vote on whether to approve or deny the rezoning
- Because a rezoning takes the form of an ordinance, it will need to be approved by Council at two separate meetings (1st and 2nd reading) before it is completely done
- If the rezoning is passed by Council at 1st reading, the Council will take action on 2nd (final) reading at its next business meeting