

Commercial Development Process



SIMPSONVILLE

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Introduction

Whether you're doing your first commercial development project or your hundredth, it is important to note that each community may have different rules and procedures. This guide will help you to understand the City of Simpsonville's process.

Design the Project

As you begin to conceptualize and design your project, below are some questions you might consider:

- Do the city's zoning laws allow your project/proposed use?
- What is your budget (leave at least 5 to 10 percent for contingencies)?
- How long will the project take from start to finish?
- What are the buildings setback requirements and height restrictions?
- Are utilities available and is there adequate capacity?
- What are the parking requirements?
- How many driveway cuts will the City/SCDOT permit?
- Will the Greenville County Land Development Division require an engineered stormwater management system?
- What are the landscaping and buffer requirements?
- What are the signage restrictions?
- Will the Fire Marshal require the building to have sprinklers?

Naturally, these questions are only a sample set and do not include all of the items you'll need to consider in the design of the project.



Working with Professionals

Developing commercial property will require the help of professionals, including Architects, Landscape Architects, Engineers, General Contractors, Sub-contractors and Surveyors.

When hiring professionals, be sure to do your homework.

- Get multiple bids.
- Ask for and check references.
- Do they have a current City business license?

Once you've hired a professional, communication between you and your hired professional will be crucial to the success of the project. Even though the professional will largely manage the project for you, you should be continually informed throughout the project. Is the project on schedule? Is the project within budget?



Obtain Permits & Licenses

Permits will be required for varying types of construction projects. Site work and construction shall not begin until the appropriate permits have been issued. These permits include the following:

- Zoning Permit
- Tree Clearing
- Grading
- Land Disturbance Permit (verify with Greenville County Land Development Division)
- Demolition
- Building
- Electrical
- Plumbing
- Mechanical
- Right-of way encroachment
- Sewer tap
- Sign



In addition, any professionals that you hire are required to have a current City business license. Permit applications and business license applications are available online at www.simpsonville.com.

Failure to obtain permits may result in project delays and additional costs. If your plans change, be sure to contact the City's Planning and Zoning Dept. to make sure the changes still meet regulations.



Inspections and Final Approval

Various inspections will be required throughout the construction of your project. Upon the issuance of your building permit you will receive an inspection card that will need to be kept visible and protected from the weather. Once you're ready for an inspection, call City Hall to have that inspection scheduled. Failure to schedule a required inspection may result in project delays and additional costs.



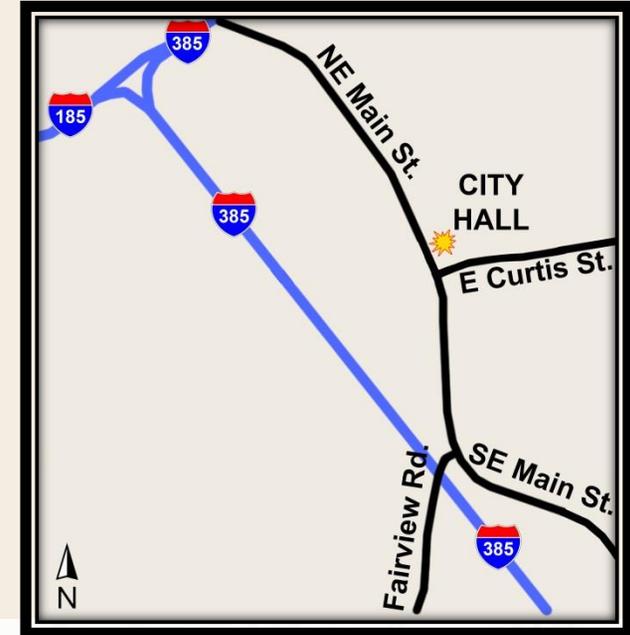
Once your project is completely finished, you will need to schedule a final inspection. If your project passes final inspection, you will be issued a corresponding certificate.

Now enjoy the fruit of your labors!



Contact Information

- Simpsonville City Hall - (864) 967-9526
 - Planning and Zoning Department
 - Permit information
 - Business License information
 - Building Inspectors
- Simpsonville Public Works - (864) 967-9531
- Greenville County Land Development Division - (864) 467-4610
- Simpsonville Ordinances and Applications
 - www.simpsonville.com



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