



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: _____

	<i>Current</i>	<i>Requested</i>
Zoning District:	_____	_____

“Future Land Use Map” Designation:	_____	_____
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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**

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	\$75	\$125	\$175
<3 acres	\$100	\$150	\$200
<4 acres	\$125	\$175	\$225
<5 acres	\$150	\$200	\$250
<6 acres	\$175	\$225	\$275
<7 acres	\$200	\$250	\$300
<8 acres	\$225	\$275	\$325
<9 acres	\$250	\$300	\$350
<10 acres	\$275	\$325	\$375
≥10 acres	\$300	\$350	\$400

What Is the Process for a Rezoning?

1 Submit an Application

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

2 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

3 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

4 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