



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	\$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
- A notice of the public hearing shall be mailed to adjoining property owners no later than 14 days prior to the Commission's meeting.

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