

What Is the Process for a Rezoning?

1 Neighborhood Meeting

- The applicant must schedule and conduct a neighborhood meeting at which they can introduce and talk about their proposed development or use of the property.
- The neighborhood meeting must be held on a weekday no earlier than 5:30 PM and not later than 9:00 PM.
- The neighborhood meeting must be held at a public place with a sufficiently sized meeting room.
- At least 10 days before the neighborhood meeting, the applicant must post a sign on the property **along each adjacent roadway** to advertise the date, time, and place of the neighborhood meeting.
- At least 7 days before the neighborhood meeting, the applicant must mail a notice of the meeting to all property owners within 200 feet of the property to be rezoned.

2 Submit an Application

- After the neighborhood meeting, the applicant can submit a rezoning application.
- The application deadline is 4:00 PM on the fourth Tuesday of each month.
- The application should include the proper form used by the City of Mauldin and be accompanied by:
 - (1) a copy of the neighborhood meeting notice,
 - (2) a copy of the neighborhood meeting mailing list,
 - (3) a sign-in list of the names and addresses of the people who attended the neighborhood meeting,
 - (4) a report of the comments provided by meeting attendees and how these comments were answered at the meeting, and
 - (5) the application fee.

3 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 on the property** to advertise the Planning Commission meeting.

4 Planning Commission Meeting

- The Commission typically meets on the 4th Tuesday of the month at 6:00 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 provide an opportunity for members of the public to comment on your rezoning request.
- At the meeting, the Commission will vote on an affirmative or negative recommendation to City Council.

5 Standing Committee of City Council

- Following the Planning Commission meeting, the rezoning request will be introduced to the standing committee of the City Council.
- The standing committee will determine if the request is ready to be acted on by City Council.
- The Standing Committee typically meets on the 1st Monday of the month at 6:00 pm at City Hall.

6 City Council Meeting

- The City Council typically meets on the 3rd Monday of the month at 7:00 pm at City Hall.
- 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 approved.
- If the rezoning is passed by Council at 1st reading, the Council will take action on 2nd (final) reading at its next meeting the following month.

Mauldin 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 Business & Development Services 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 generally 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 requested and the acreage of the property as follows:

Size of the Property	Zoning District Sought			
	R-20, R-15, R-12, R-10, R-8, R-6	R-M, RM-1	O-D, POD C-1, C-2, CRD, S-1, I-1,	PD, UVD
Less than 2 acres	\$50	\$150	\$200	\$250
2 acres	\$75	\$175	\$225	\$275
3 acres	\$100	\$200	\$250	\$300
4 acres	\$125	\$225	\$275	\$325
5 acres	\$150	\$250	\$300	\$350
6 acres	\$175	\$275	\$325	\$375
7 acres	\$200	\$300	\$350	\$400
8 acres	\$225	\$325	\$375	\$425
9 acres or more	\$250	\$350	\$400	\$450