



REZONING PROCESS

- Zoning regulates the allowable uses of land in certain areas of Anderson County. "Rezoning" involves changes to the official zoning designation of a property. Property owners can request rezoning of their property at any time. The rezoning process does not apply to unzoned properties in the County. Rezoning is not a formality; it is a change to the County's law governing the use of private property.
- The Planning Department processes requests for rezonings. The Department conducts an impartial review of the application and makes a recommendation to either approve or deny the request.
- The Planning Department makes itself available to rezoning applicants for meetings or phone calls to discuss their request. The Department can be reached at (864) 260-4720.
- Receipt of a completed application for rezoning by the Department's deadline ensures the request is placed on the following month's public meeting cycle. These public meetings are:
 1. Planning Commission
 2. County Council 1st reading
 3. County Council 2nd reading
 4. County Council 3rd reading
- The Planning Department presents the application, including its recommendation, at these meetings. Applicants are required to attend all public meetings.
- Members of the public, including the applicant, have the opportunity to comment on the request at the Planning Commission meeting, and at the 1st Council reading.
- Postcards are sent to property owners within 2000 feet of the subject parcel, notifying them of the proposed change and the meeting schedule. Notice of the proposed change will also appear in a newspaper of general circulation. A sign(s) will be posted 15 days prior to public hearing on the property, identifying the property as under consideration for rezoning. The sign will be removed upon completion of the rezoning process.
- A successful application typically requires about 90 days from the application deadline. The Planning Department does not guarantee the outcome of any rezoning request.