



ANDERSON COUNTY

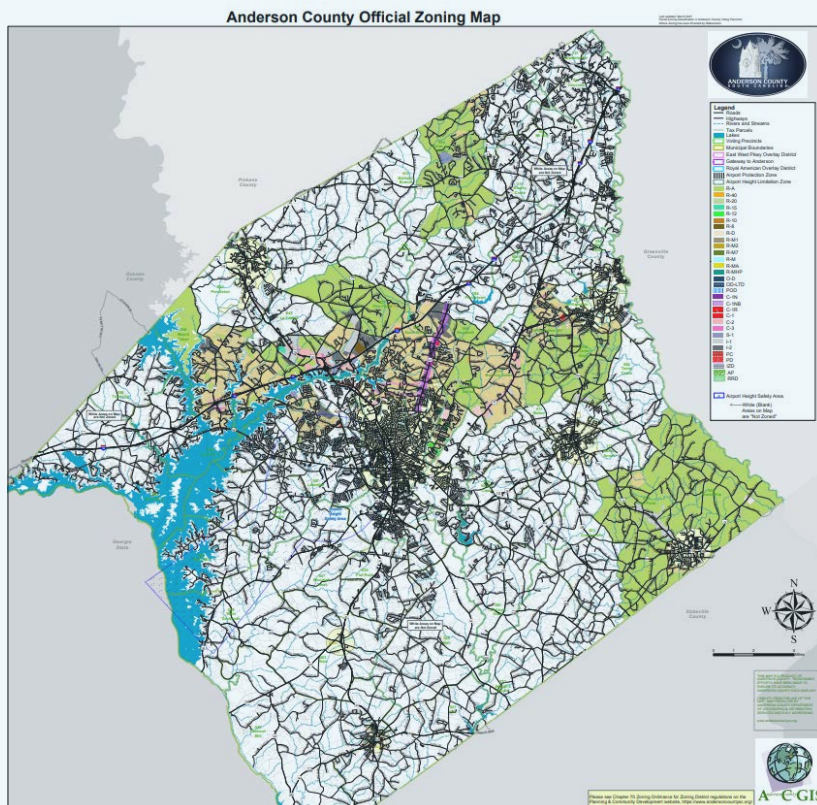
PLANNING & DEVELOPMENT

REZONING PACKET

Planning: The Planning Department promote orderly growth and development by maintaining a comprehensive planning program which aims to minimize land use conflicts, coordinate the provision of public services and improve the quality of life for all county residents. The Department works to preserve and enhance Anderson County's unique characteristics through proactive long-range planning that is rational, economical and environmentally sound, reflecting the highest ethical and professional standards in a manner that stimulates pride in our community's future.

Zoning: Anderson County practices referendum-based zoning by Voting Precinct. Any registered voter may obtain and circulate a petition requesting a zoning referendum in their precinct. Once a petition containing signatures from 15% of the registered voters have been obtained, County staff will file the petition and set a date for the referendum. Public meetings are held by Planning staff to gather input from the area residents and property owners to develop a preliminary zoning map of the precinct. County Council holds a public hearing and two readings prior to the referendum. If the referendum results in majority approval of zoning, Council will then consider adopting and implementing the proposed zoning map at final reading.

Rezoning: Once zoned, a property owner has the right to request a zoning map amendment (rezoning) for their property. In order to apply, the property owner or his/her agent must submit a completed rezoning application to the Planning Department, along with the appropriate supporting documentation.



Contact Us

Anderson County Planning & Development

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ANDERSON COUNTY REZONING YOUR PROPERTY

What is rezoning?

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.

Who do I talk to?

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.

What's the process?

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. See the rezoning process diagram for more information.



The Department's recommendation will be made available to applicants approximately one week prior to the Planning Commission meeting. Applicants are required to attend the public meetings. A successful application typically requires about 90 days from the application deadline. The Planning Department does not guarantee the outcome of any rezoning request. If the request is approved by County Council, it will become in effect one day after the next regularly scheduled Council meeting. If the request is denied by County Council, the County will not accept another rezoning request on the same property for the same or less restrictive zoning district until one (1) year from the date of the denial.

Can others give input?

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 on the property, identifying the property as under consideration for rezoning. The sign will be removed upon completion of the rezoning process.

Application is Submitted

2-3 Weeks

Staff Evaluation and
Public Notices

2
Weeks

County Council
1st Reading and Public Hearing

3 Weeks

Planning Commission
Public Hearing and Recommendation

2
Weeks

County Council
2nd Reading

2-3 Weeks

County Council
3rd Reading and Adoption

Staff Evaluation and
Public Notices



Staff will verify information
Staff will notify the District's Council member
Staff will place signs on the property
Staff will send postcards to property owners' within 2,000 ft notifying them of the request
Staff will post a public notice in the local paper
Staff will evaluate the request and recommend approval or denial of the request
Staff will notify the applicant(s) of its recommendation one week prior to the Planning Commission



Planning Commission

Staff will present the request before the Commission along with its recommendation
The Planning Commission will hold a public hearing for comments

- The applicant(s) is required to attend
- The applicant(s) or representative is permitted to address the Commission during the public hearing segment

The Planning Commission will vote to recommend approval or denial to the County Council

- Should additional information be requested, Planning Commission may table the item to allow time for response

Staff will forward the request and recommendations to County Council
Council Clerk will post a public hearing notice in the local paper

- If the item is withdrawn by the applicant(s) after this time, a request for the same or less restrictive classification for the property will not be permitted for 6 months from date of withdrawal



County Council -
1st Reading

Staff will present the request along with both staff's and Planning Commission's recommendation
County Council may hold a public hearing at 1st reading for comments

- The applicant(s) is required to attend
- The applicant(s) or representative(s) is permitted to address the Council during the public hearing segment

The Council will vote to approve or deny the request at 1st reading

- Should additional information be requested, Council may table the item to allow time for response
- If Council elects to deny at 1st reading, the request has been denied
- Staff will notify applicant(s) of the denial by letter
- Another request for the same or less restrictive classification for the property will not be permitted for a period of one year
- Staff will remove signs from property

If Council elects to approve at 1st reading, the request will be placed on the following agenda for 2nd reading



County Council -
2nd Reading

Staff is present to provide any information regarding the request, as needed
Applicant(s) are required to attend
There may be a public hearing segment at 2nd reading
The Council will vote to approve or deny the request at 2nd reading

- Should additional information be requested, Council may table the item to allow time for response
- Should Council elect to deny at 2nd reading, the request has been denied
- Staff will notify applicant(s) of the denial by letter
- Another request for the same or less restrictive classification for the property will not be permitted for a period of one year
- Staff will remove signs from the property

Should Council elect to approve at 2nd reading, the request will be placed on the following agenda for 3rd reading



County Council -
3rd Reading

Staff is present to provide any information regarding the request, as needed
Applicant(s) are required to attend
There may be a public hearing segment at 2nd reading
The Council will vote to approve or deny the request at 3rd reading

- Should additional information be requested, Council may table the item to allow time for response
- Should Council elect to deny at 3rd reading, the request has been denied
- Staff will notify applicant(s) of the denial by letter
- Another request for the same or less restrictive classification for the property will not be permitted for a period of one year
- Staff will remove signs from the property

Should Council elect to approve at 3rd reading, the request is formally approved



Adoption

Staff will make the appropriate changes to the zoning map
Staff will notify the applicant(s) of the approval by letter
Staff will remove the signs from the property



ANDERSON COUNTY ZONING DISTRICTS

For a complete listing of all zoning districts, their descriptions and permitted uses, please see Chapter 48, Article 5 of the Anderson County Code of Ordinances.

Agricultural-Residential Districts

Provides for a full range of agricultural activities in a residential setting. Single-family dwellings, including single and multi-section manufactured homes allowed.

Used permitted in all agricultural-residential districts include:

Agricultural crops	Barns
Community Recreational Area	Single-family detached homes
Manufactured single-section and multiple-section homes	Nursery/Greenhouse
Riding Academies	Riding Stables

R-A2: Two acre minimum lot area. Must be requested by property owner or designated agent at initial zoning.

R-A: One acre minimum lot area.

Single-Family Residential Districts

Single-family dwellings, including multi-section manufactured homes allowed.

Uses permitted in all single-family residential districts include:

Community recreational area	Single-family detached homes
Manufactured multi-section homes	Uses and structures customarily accessory to the permitted uses.
<u>R-40:</u> Minimum lot size of 40,000 square feet.	<u>R-20:</u> Minimum lot size of 20,000 square feet.
<u>R-15:</u> Minimum lot size of 15,000 square feet.	<u>R-12:</u> Minimum lot size of 12,000 square feet.
<u>R-10:</u> Minimum lot size of 10,000 square feet.	<u>R-8:</u> Minimum lot size of 8,000 square feet.

Residential Duplex District

R-D: Provides for one and two family dwellings, transiting between low-density and high-density. Single-family dwellings - attached and detached, multi-section manufactured homes and two-family (duplex) dwellings allowed. Minimum lot size of 8,000 square feet.

R-D uses permitted include:

Community recreational area	Single-family detached homes
Manufactured multi-section homes	Single-family attached. (Not more than 2 dwelling units attached.)
Two-family duplex	

Mixed Residential District

R-M1: Provides for one and two family dwellings as well as a mixture of residential and professional offices, provided design and review conditions are met. Single-family dwellings – attached and detached, multi-section manufactured homes and two-family (duplex) dwellings allowed. Minimum lot size of 8,000 square feet.

R-M1 uses permitted include:

Community recreational area	Single-family detached homes
Manufactured multi-section homes	Single-family attached homes
Residential continuing care retirement center	Two-family duplex

Multi-Family Residential Districts

Provides for two-family and multi-family dwellings, from medium density to high density. Single-family – attached and detached and multi-section manufactured homes, two-family (duplex) and multiple-family dwellings allowed.

Uses permitted in all multi-family residential districts include:

Community recreational area	Single-family detached homes
Manufactured multi-section homes	Single-family attached homes
Two-family duplex	Multiple-family
Residential continuing care retirement center	

R-M2: Minimum lot size of 8,000 square feet. Medium population density

R-M7: Minimum lot size of 8,000 square feet. Medium population density

R-M: Minimum lot size of 8,000 square feet. Medium to High population density

R-MA: Minimum lot size of 8,000 square feet. Single-section manufactured homes allowed. High population density

Residential Manufactured Home Park District

R-MHP: Single-section and multi-section manufactured home allowed. Located where public facilities and services are either existing or planned and compatible with adjoining and nearby properties. Minimum park size of 2 acres.

R-MHP uses permitted include:

Manufactured single-section home	Manufactured multi-section home
Caretakers or managers—Home or office	Manufactured home sales office
Service buildings to house services for occupants of the manufactured home park including storage, vending machines, washing and drying machines for domestic laundry, recreation facilities, and similar uses	

Office Districts

Uses permitted in all office districts include:

Accountant	Advertising agency	Broadcasting studio
Brokerage house	Employment agency center	Insurance agency
Professional offices	Real estate office	Research facility

O-D: Office District. Provides for offices uses and research facilities, medical clinics and outpatient hospitals. Other uses permitted include: bank, continuing care retirement center, medical clinic, nursing care facility, outpatient hospital and savings & loan.

OD-LTD: Low Traffic Density Office District. Provides office space for lower density traffic generating uses.

Commercial Districts

C-1: Commercial District. Provides commercial establishments for the convenience of local residents.

C-1 uses permitted include:

Transportation ticket office	Antique shop	Appliance sales
Art store	Automobile parking lot	Bakery goods store
Beauty/barber shop	Bed and breakfast, host homes, inns, lodges, cottages	Book store
Broadcasting studio	Camera shop	Candy store
Child care center	Clothing store	Continuing care retirement center
Dairy products store	Dance studio	Delicatessen store
Department store	Dressmaking shop	Drive-in business
Drug store	Dry cleaning/laundry	Electric appliance store
Employment agency	Financial institution	Florist
Furniture store	Gasoline sales in conjunction with a convenience food store	Gift shop
Grocery store	Group commercial development	Hardware store
Hobby shop	Interior decorating shop	Jewelry store
Laundromat, self-service	Leather goods store	Loan company
Mail/fax services	Music store	Newsstand
Novelty store	Nursery or garden supply store	Nursing care facility
Office—business or professional	Office supply and equipment store	Optical goods sales
Optician	Paint store	Pet shop
Photography studio	Radio or television repair	Refreshment stand

Restaurant	Sewing machine sales and service	Shoe sales/repair
Shopping center	Sporting goods store	Stationery store
Tailor shop	Theatre (Indoor)	Toy store
Utility easement	Veterinary office	Video rentals

C-1N: Neighborhood Commercial District. Provides commercial development that is aesthetically compatible with neighboring residential properties.

C-1N uses permitted include:

Group commercial development	Offices	Personal services establishments
Beauty/barber shop	Bed and breakfast, inns, lodges, cottages	Dressmaking
Dry cleaning & laundry pick-up stations	Shoe repair shop and Tailoring	Private day care nurseries & kindergartens
Public, semipublic uses	Retail establishments	Restaurant
Stationery shop	Video rental	

C-1NB: Blended Neighborhood Commercial District. Ensures that new development is designed with the purpose of blending with the existing community features.

C-1NB uses permitted include: All uses permitted in the C-1N Neighborhood Commercial District.

C-1R: Rural Commercial District. Provides for commercial activity in areas which are generally rural in character and for the convenience of local residents in rural areas.

C-1R uses permitted include:

Antique shop	Any publicly owned and/or operated structure facility, or land
Financial Institutions	Barber and/or beauty shop
Cemetery	Convenience food store
Commercial eating/drinking establishment	Fishing, hunting, recreational equipment rental and/or retail
Garden supply store	Gasoline sales in conjunction with a convenience food store
Gift or curiosity shop	Grocery store
Group commercial development	Gunsmith
Hardware store	Hobby shop
Landscape business	Nursery/greenhouse
Pharmacy and/or drugstore	Veterinary clinic

C-2: Highway Commercial District. Provides for the development on major thoroughfares of commercial land uses which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

C-2 uses permitted include: All uses permitted in the C-1, Commercial District plus,

ABC package store	Air conditioning equipment, sales and service	Ambulance service
Animal shelters	Appliance sales and repair	Auction house or store
Automobile club	Automobile garage	Automobile painting
Automobile parts or accessories	Automobile repairing, excluding body work	Automobile sales, new or used
Automobile service station	Automobile rental	Automobile storage garage
Automobile upholstery	Automobile wash; automated, full-service, self-service	Awning store or shop
Battery store or shop	Bicycle shop	Billiard hall or parlor
Boats, sales or rental	Building materials	Burglar alarm business
Catering establishment	Collection agency	Commercial recreation, indoor or outdoor
Communication towers	Concert hall	Day nursery
Dental equipment and supplies store	Dental laboratory	Diaper supply service
Dry cleaning/laundry establishment	Educational institution	Electric motor repair
Engravers	Farm machinery sales	Feed and seed store
Frozen food locker rental	Funeral home	Fur cleaning
Furniture cleaning	Gunsmith store	Linen or towel supply business
Locksmith store	Mail order house	Medical clinic or laboratory
Manufactured home sales	Monuments and tombstones sales	Motel/hotel/bed & breakfast
Motorcycle sales and service	Music studio	Newspaper establishment
Nightclub	Pawn shop	Pest or insect control business
Photo developing and finishing store	Plumbing shop	Pottery and ceramic store
Printing establishment	Record recording studio	Recreation building
Recycling drop box	Recycling drop off trailer	Rescue mission
Safe and vault repairing and servicing	Station, bus or railway	Tattoo facility
Tavern	Taxi business	Taxidermist
Telephone exchange	Tire shop (Including retreading or recapping.)	Veterinary clinic

C-3: Commercial District. Provides for the development of commercial and light service land uses which are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

C-3 uses permitted include: All uses permitted in the C-1 and C-2, Commercial Districts, but not including ABC Package store, nightclubs, taverns, cocktail lounges, or similar land uses plus:

Baseball batting range	Hospital	Ice skating rink
Library	Mini-warehouses	Museum
Roller skating rink		

Services District

S-1: Provides a transition between commercial and industrial districts by allowing: 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties.

S-1 uses permitted include:

Air conditioning equipment, sales and service	Ambulance service	Amusements—Commercial
Animal shelters	Auction house	Automobile body shop
Automobile garage	Automobile parking	Automobile painting
Automobile parts or accessories	Automobile rental	Automobile repairing
Automobile sales	Automobile service station	Automobile storage
Automobile upholstery	Automobile wash, automated	Automobile wash, full-service
Automobile wash, self-service	Barber shop	Baseball batting range
Beauty shop	Broadcasting studios, radio or television	Building materials
Cemeteries (30 acre minimum)	Communication towers	Continuing care retirement center
Dental laboratories	Diaper supply service	Drive-in business
Eating establishments	Electric motor repair	Engravers
Exhibition buildings, galleries, or showrooms	Farm machinery sales	Feed and seed store
Funeral home	Gas sales: Commercial and industrial (Oxygen and acetylene)	Golf courses
Golf courses—Par three	Golf driving ranges	Group industrial development
Gunsmith	Horse show	Household appliance repair

Ice skating rink	Laboratories (Analytical, experimental, testing, or industrial processes)	Landfills—Sanitary
Laundries—Dry cleaning, or linen supply service	Linen or towel supply business	Lithographing
Lumber yards	Manufacturing: Processing of: foodstuffs, beverages and	Manufacturing: Fabrication of: cloth, wood, leather, paper, plastic, or metal
Mattress shop	Medical clinic or laboratory	Mimeographing service
Manufactured home sales	Monuments and tombstones sales	Motel
Motorcycle sales and service	Newspaper establishment	Nursery—Flower, plant, or tree
Nursery supply	Nursing care facility	Offices
Office supply and equipment	Parking areas	Parking structures commercial
Pest or insect control business	Photo developing and refinishing	Plumbing shop
Printing or binding	Radio or television broadcasting studio	Radio or television repair
Recording studio	Recycling collection center	Recycling convenience center
Recycling drop box	Recycling drop-off trailer	Restaurant
Riding stables	Roller skating rink	Safe and vault repair
Service stations	Sexually oriented businesses (Subject to section 42-400 of the Anderson County Code of Ordinances)	Sign painting
Sporting goods sales	Swimming pool—Commercial	Taxi business
Taxidermist	Telephone exchange	Tire shop
Truck terminals	Utility easement or right-of-way	Utilities—Public or private
Venetian blinds—Laundry, servicing, and repairing	Veterinary clinics	Veterinary hospitals
Veterinary offices	Welding	Wholesaling and warehousing

Industrial District

I-1: Provides for manufacturing plants, assembly plants and warehouses.

I-1 uses permitted include:

Apparel/finished products made from fabrics, leather & similar	Materials—Manufacturing	Automobile repair shop
Building contractor & related activities	Building materials sales & storage	Chemicals & allied products—Manufacturing
Communication towers	Fabricated metal products—Manufacturing	Farm implements and machinery sales and storage
Feed and seed sales and storage	Food and kindred products—Manufacturing	Furniture and fixtures—Manufacturing

General agricultural operations	Group industrial development	Household and industrial cleaning products—Manufacturing
Lumber and wood products except furniture—Manufacturing	Paper and allied products—Manufacturing	Petroleum refining and related industries
Plastic products—Manufacturing	Primary metal industries	Printing, publishing, and allied industries
Professional offices, financial institutions and research facilities	Recycling collection or convenience center	Recycling drop box
Recycling drop-off trailer	Recycling processing center	Scrap metal processors
Single-family dwellings and accessory buildings occupied by the owner or operator of a bona fide farm operation	Stone, clay, and glass products—Manufacturing	Textile mill products—Manufacturing
Tire recapping and retreading plant	Truck terminal	Wholesaling and warehousing

I-2: Industrial Park District. Light industry, warehouse distribution, and research and development operations within a park atmosphere permitted.

I-2 uses permitted include:

Business incubator centers	Business and professional offices not principally dealing with the general public
Light industry	Research facilities and laboratories without outdoor storage or operations
Schools (Technical, trade, vocational, business)	Warehousing or storage of goods and materials within a wholly enclosed structure

Review District

IZOD: Innovative Zoning District. Allows for increased flexibility in development design. Each application reviewed on its own merit.

PC: Planned Commercial District. Encourages creative design of commercial developments and permits a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Each application reviewed on its own merit.

PD: Planned Development District. Encourages innovative and creative design of mixed use developments to permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Each application reviewed on its own merit.

POD: Planned Office District. Identical uses as OD, with additional site plan review requirements.

RRD: Residential Reuse District. Overlay allowing older buildings, such as schools, factories and churches in residential districts to be used for residential purposes.



ANDERSON COUNTY REVIEW DISTRICTS

A pre-application meeting to discuss your proposal is recommended; however, it is not required.

A rezoning application shall include the documents listed below. An agenda date will not be set until all required information is submitted. Applications and supporting documents may be submitted in person, through email or postal service.

1. Rezoning application form;
2. Covenants/deed restrictions, if applicable;
3. Narrative describing the proposed use of the property including, but not limited to:
 - a. General description of proposed use;
 - b. Plans for protection of abutting properties, if applicable;
 - c. Any additional information deemed reasonable for review
4. Accurate survey of the property, if subdividing a parcel of land. *A plat downloaded from County GIS is not acceptable.* Survey must include:
 - a. Surveyor's registration number and signature;
 - b. Physical layout of the property, including corner pins;
 - c. TMS and owners' names of property in question and abutting properties.
5. Traffic Impact Analysis may be required at the initial onset of the application.

Certain zoning districts require additional supporting documentation. These documents must be submitted with the information above or the application is considered incomplete. Applicants should schedule a meeting (in-person or phone call) with staff to review proposal, prior to submission.

Industrial Park District (I-2)

1. A copy of any covenants must be provided with rezoning application.
2. Traffic Impact Analysis shall be submitted with the rezoning application for development projects or development plans where 150 or more vehicle trips are expected to be generated at the peak hour. The analysis should include:
 - a. Estimate of traffic generated of proposed development;
 - b. Analysis of existing street system;
 - c. Assessment of improvements needed to existing street system and new improvements to support proposed development.

Innovative Zoning District (IZOD)

1. Preliminary Development Plan
 - a. Boundary survey with vicinity map, title block, scale and north arrow;
 - b. Total number of acres of overall site;
 - c. Location and number of acres of various areas by type of use (single-family residential, recreation, office, commercial, etc.);

- d. Number of units and density of various residential types, such number to represent the maximum number of units;
- e. Approximate square footage for each use;
- f. Primary traffic circulation pattern, including major points of ingress and egress;
- g. Approximate number of parking spaces per use;
- h. Proposed buffering and landscaping for the proposed development;
- i. Adequately designed drainage system for the proposed development;
- j. Other information, descriptions deemed reasonably appropriate for review.

2. Statement of Intent

- a. Description of procedures of any proposed HOA or other group maintenance agreement;
- b. Proposed development schedule;
- c. Public improvements both on and off site that are proposed for dedication and/or construction and an estimate of the timing for providing said improvements;
- d. Impact on public facilities including: water, sewer collection and treatment, fire protection, etc.
- e. Letters from the appropriate agencies/districts verifying that facilities/services are available and adequate to serve the proposed development.
- f. Other information, descriptions deemed reasonably appropriate for review.

Planned Commercial District (PC)

1. Preliminary Development Plan

- a. Boundary survey with vicinity map, title block, scale and north arrow;
- b. Total number of acres of overall site;
- c. Location and number of acres of various areas by type of use (office, commercial, etc.);
- d. Primary traffic circulation pattern, including major points of ingress and egress;
- e. Approximate number of parking spaces per use;
- f. Indication that an acceptable drainage system can be designed for the proposed project;
- g. Other information, descriptions deemed reasonably appropriate for review.

2. Statement of Intent

- a. Proposed development schedule;
- b. Impact on public facilities including: water, sewer collection and treatment, fire protection, etc.
 - i. Letters from the appropriate agencies/districts verifying that facilities/services are available and adequate to serve the proposed development.
- c. Appearance, landscaping, screening and maintenance of any proposed pond, lake or retention pond within the development
- d. Other information, descriptions deemed reasonably appropriate for review.

Planned Development (PD)

1. Preliminary Development Plan

- a. Boundary survey with vicinity map, title block, scale and north arrow;
- b. Total number of acres of overall site;

- c. Location and number of acres of various areas by type of use (single-family residential, recreation, office, commercial, etc.);
- d. Number of units and density of various residential types, such number to represent the maximum number of units;
- e. Approximate square footage of nonresidential use and approximate number of bedrooms in each residential unit;
- f. Primary traffic circulation pattern, including major points of ingress and egress;
- g. Approximate number of parking spaces per use;
- h. Indication that an acceptable drainage system can be designed for the proposed project;
- i. Other information, descriptions deemed reasonably appropriate for review

2. Statement of Intent

- a. Description of procedures of any proposed HOA or other group maintenance agreement;
- b. Proposed development schedule;
- c. Public improvements both on and off site that are proposed for dedication and/or construction and an estimate of the timing for providing said improvements;
- d. Impact on public facilities including: water, sewer collection and treatment, fire protection, etc.
 - i. Letters from the appropriate agencies/districts verifying that facilities/services are available and adequate to serve the proposed development.
- e. Appearance, landscaping, screening and maintenance of any proposed pond, lake or retention pond within the development
- f. Other information, descriptions deemed reasonably appropriate for review.

Planned Office District (POD)

- 1. Site Plan Review. All uses permitted in the Planned Office District will require a site plan review and approval by the Anderson County Planning Commission. Site plan requirements and procedures outlined in Section 38-71 of the Anderson County Code of Ordinances.

Residential Reuse District (RRD)

1. Concept Plan (2 copies)

- a. Vicinity map, title block, scale, north arrow and property line survey;
- b. Total number of acres of overall site;
- c. Number of units and density of the various residential types, such number to represent the maximum number of units;
- d. Approximate number of bedrooms in each residential unit;
- e. Primary traffic circulation pattern, including major points of ingress and egress;
- f. Approximate number of parking spaces;
- g. Indication that an acceptable drainage system can be designed for the proposed project;
- h. Existing structure and any additions proposed;
- i. Other information, descriptions deemed reasonably appropriate for review.

2. Statement of Intent

- a. Description of procedures of any proposed HOA or other group maintenance agreement;

- b. Proposed development schedule;
- c. Impact on public facilities including: water, sewer collection and treatment, fire protection, etc.
 - i. Letters from the appropriate agencies/districts verifying that facilities/services are available and adequate to serve the proposed development.
- d. Appearance, landscaping, screening and maintenance of the proposed development
- e. Other information, descriptions deemed reasonably appropriate for review.



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

Owner's Information

(If Different from Applicant)

Owner Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

Designation of Agent: *(Complete only if owner is not the applicant)*

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature

Date

Project Information

Property Location: _____

Parcel Number(s)/TMS: _____

County Council District: _____

School District: _____

Total Acreage: _____

Current Land Use: _____

Requested Zoning: _____

Current Zoning: _____

Purpose of Rezoning: _____

Are there any Private Covenants or Deed Restrictions on the	Yes	No
Property? If you indicated no, your signature is required.		
Applicant's Signature	Date	
If you indicated yes, please provide a copy of your covenants and deed restrictions with this application, pursuant to State Law (Section 6-29-1145: July 1, 2007), determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.		

Additional Information or Comments: _____

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 48 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.

Applicant's Signature	Date
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* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:			
Application Received By: _____	Complete Submission Date: _____		
Commission Public Hearing: _____	Council Public Hearing: _____		



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Plans for protection of abutting properties, if applicable;
3. Any additional information deemed reasonable for review.



Rezoning Submittal Deadlines Public Hearing Schedule

Completed rezoning applications will be accepted on or prior to the submittal deadline by mail, or at our office between the hours of 8:30 AM and 5:00 PM Monday through Friday, or electronically to planning@andersoncountysc.org. If submitted electronically, payment must be made over the phone by debit/credit card.

Please note that the hearing dates listed online are subject to change. Your actual hearing may be scheduled for a later date due to change in meeting date or other unforeseen events. You will be notified as to your actual hearing schedule by a representative of the Planning & Development Office. For more information, please call 864-260-4720.

Planning Commission meetings are typically held on the second Tuesday of each month at 6:00 PM. Meetings are conducted in the County Council Chambers, on the 2nd floor of the historic courthouse (101 S. Main St, Anderson)

Please note that rezoning, amendments to the Comprehensive Plan, amendments to the Zoning and Land Use Code and special items proceed to Council for final adoption.



ANDERSON COUNTY PLANNING COMMISSION MEETINGS

The Planning Commission generally meets on the second Tuesday of each month at 6:00 pm at the Historic Court House, 101 S. Main St., Anderson.

The Planning & Development staff will present the requested rezoning. The Planning Commissioners may ask questions of the applicant. The chairman will open the public hearing to allow public comments. *See information about public hearings below.* Following the public hearing and discussion among the Commissioners, the Planning Commission can recommend the following:

- **Approval**, the Commission favors the request, as stated in the application;
- **Table**, should issues have arisen during the meeting that could be resolved with more time, Commissioners may table the request to allow the additional time to resolve them;
- **Deny**, the Commission feels that the request should not be granted.

All rezoning requests will be forwarded to County Council with the Commission's recommendation.

Public Hearing Information

- The intention of public hearings is to allow the Planning Commission to receive information only. Public hearings are not a question and answer period, nor are they intended as a forum for litigation.
- There is a **3 minute time limit** placed on speakers during public hearings.
- Speakers are required to provide their name and address for the record.
- Speakers are required to address their comments to the Chair of the Planning Commission or the Commission at large.
- Speakers must refrain from personal comments. Speakers may not target individual Commissioners, other speakers, members of the public, or staff members with their comments. Comments must directly relate to the public hearing item under consideration.
- The Chair of the Planning Commission has discretion over public hearings. The Chair will maintain decorum and public safety at all times.



ANDERSON COUNTY APPLICATION WITHDRAWAL

An application for rezoning may be withdrawn by the applicant at any time. The Planning & Development staff must obtain written verification of its withdrawal (letter or email).

If the application is withdrawn at the request of the applicant, after it has been legally advertised for public hearing by County Council, another rezoning request for the same property will not be considered for six months from the date of withdrawal.



Rezoning Fee

Zoning Requested Districts

	Acreage 1 or less	Acreage 2 or less	Acreage 3 or less	Acreage 4 or less	Acreage 5 or less	Acreage 6 or less	Acreage 7 or less	Acreage 8 or less	Acreage 9 or less	Acreage 9 or more
Agricultural-Residential R-A2, R-A Single-Family Residential (R-40, R-20, R-15, R-12, R-10, R-8) Residential Duplex (R-D)	\$120.00	\$150.00	\$185.00	\$220.00	\$255.00	\$290.00	\$320.00	\$355.00	\$390.00	\$400.00
Multifamily Residential (R-M1, R-M2, R-M7, R-M, R-MA, R-MHP)	\$255.00	\$290.00	\$320.00	\$355.00	\$390.00	\$425.00	\$455.00	\$490.00	\$525.00	\$550.00
Nonresidential Districts (OD, OD-LTD, C-1, C-1N, C-1NB, C-1R, C-2, C-3, S-1, I-1, I-2)	\$370.00	\$405.00	\$440.00	\$475.00	\$485.00	\$540.00	\$575.00	\$610.00	\$640.00	\$700.00
Other Districts:	PD: \$750.00		IZD: \$750.00		RRD: \$750.00		PC: \$750.00		All Text Amendments : \$550.00	