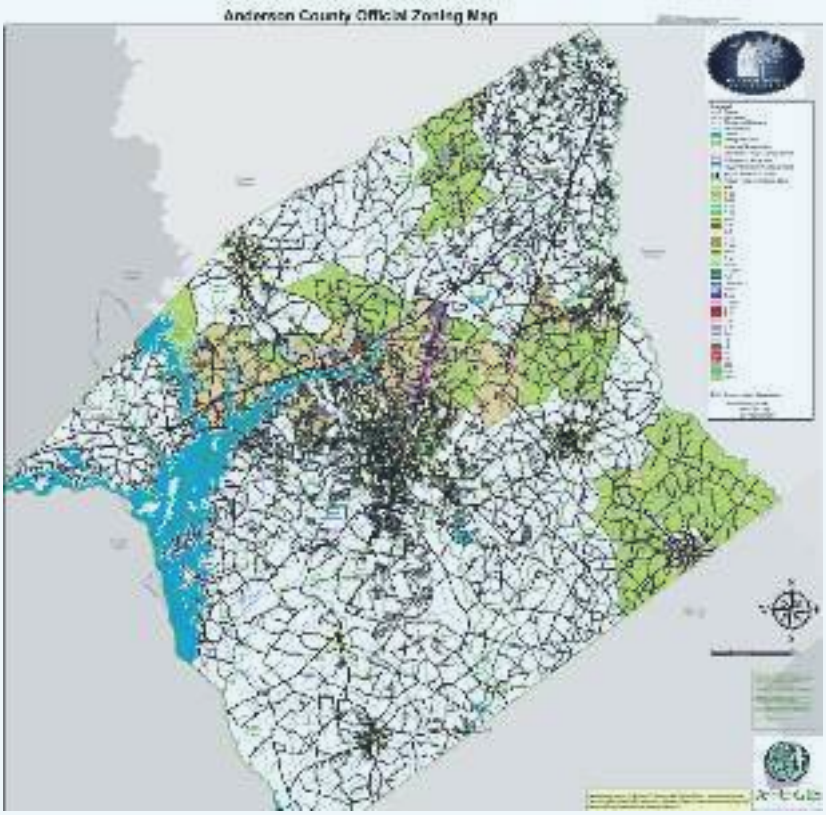
ANDERSON COUNTY PLANNING & DEVELOPMENT REZONING PACKET

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
Physical Address:
401 East River Street | Anderson, SC 29624
Mailing Address:
PO Box 8002 | Anderson, SC 29622
Telephone:
864.260.4720
Email:
planning@andersoncountysc.org

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.

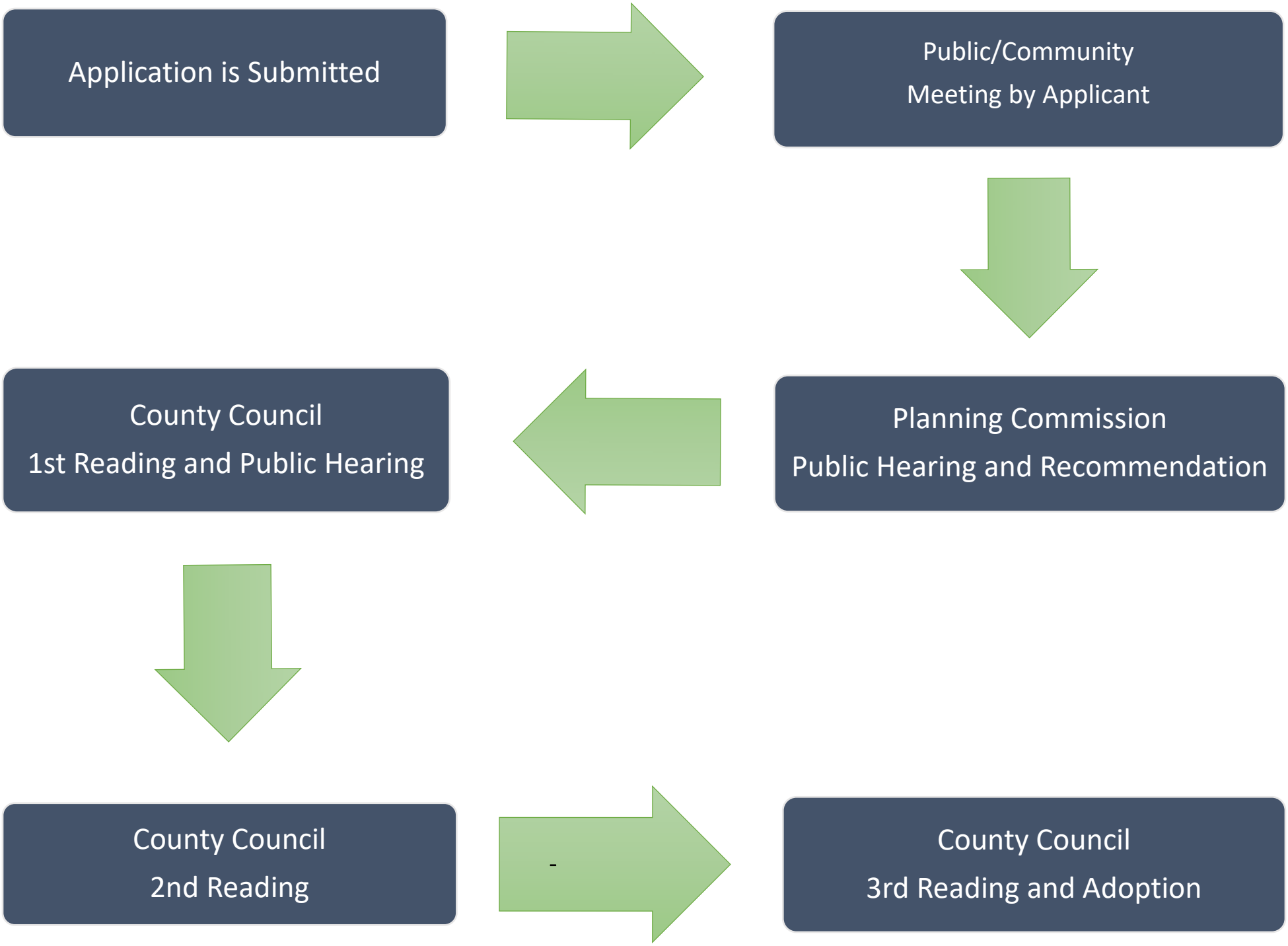
What's the process?

Receipt of a completed application for rezoning by the Department's deadline ensures the request. The Applicant must perform a Public/Community Meeting with surrounding Property Owners before the rezoning petition will be heard by the Planning Commission. Proof of the Public must be uploaded or emailed by the Applicant to the Planning Department. Once proof is recieved, the request will be placed on that upcoming agenda

The Department will forward all required documents to the Planning Commission. 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
Public/Community
Meeting by Applicant
Planning Commission
Public Hearing and Recommendation
County Council
1st Reading and Public Hearing
County Council
2nd Reading
-
County Council
3rd Reading and Adoption

Rezoning Application

Anderson County Planning & Development

Date of Submission _____ Date of Public Meeting _____ 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: _____

401 East River Street * Anderson, South Carolina 29624 Phone: 864.260.4720
Email: planning@andersoncountysc.org

Are there any Private Covenants or Deed Restrictions on the Property? If you indicated no, your signature is required.

◯ Yes ◉ No

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. As required, you hereby confirm that a public meeting has been held prior to your application being heard before the Planning Commission.

Applicant's Signature _____ Date _____

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

For Office Use Only:

Date of Public Meeting: _____

Application Received By: _____ Complete Submission Date: _____

Commission Public Hearing: _____ Council Public Hearing: _____

REZONING PUBLIC NOTICE FORM

(To Be Filed With The Planning Department)

Name of Applicant: _____

Location of Rezoning: _____

Address:_____

TMS#: _____

County Council District: #_____

Requested zoning from _____ to _____

This form certifies that the below signed applicant held a public/community meeting located

at _____ on

(Date) _____ and fully complied with the rezoning requirements

for submission before the Planning Commission.

Public Recommendation: (Please attach any additional pages)

_____

_____

_____

_____

Signature of Applicant

_____

Date

Rezoning Submittal Deadlines
Public Hearing Schedule

Completed rezoning applications will be accepted on or prior to the submittal deadline by filing through the OpenGov Permitting Portal between the hours or 8:30 AM and 5:00 PM Monday through Friday.

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.

APPLICATION WITHDRAWAL

An application for rezoning may be withdrawn by the applicant **48 hours in advance** of the Planning Commission. **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.

401 East River Street * Anderson, South Carolina 29624
Phone: 864-260-4720 * Email: planning@andersoncountysc.org

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.
- All Rezonings are approved by County Council by ordinance.
- 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.

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)*	$200.00	$210.00	$245.00	$280.00	$315.00	$350.00	$380.00	$415.00	$450.00	$460.00
Multifamily Residential (R-M1, R-M2, R-M7, R-M, R-MA, R-MHP)	$355.00	$390.00	$420.00	$455.00	$490.00	$525.00	$555.00	$590.00	$625.00	$650.00
Nonresidential Districts (OD, OD-LID, C-1, C-1N, C-1NB, C-1R, C-2, C-3, S-1, I-1, I-2)	$520.00	$555.00	$590.00	$625.00	$635.00	$690.00	$725.00	$760.00	$790.00	$850.00

Other Districts: PD: $900.00 IZD: $900.00 RRD: $900.00 PC: $900.00 All Text Amendments : $450.00