



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

- **Rezoning** involves changes to the official zoning designation of a property in Anderson County, which regulates allowable land uses. Property owners can request rezoning of their property at any time. The rezoning process does not apply to unzoned properties in the County.
- The Planning Department processes requests for rezonings. The Planning Department makes itself available to rezoning applicants for meetings or phone calls to discuss their request.
- 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. Zoning Advisory Group
 2. Planning Commission
 3. County Council 1st reading
 4. County Council 2nd reading
 5. County Council 3rd reading
- The Planning Department presents the application, including staff's recommendation, at these meetings. Staff's recommendation will be made available to applicants approximately one week prior to the Zoning Advisory Group meeting.
- Applicants are encouraged, but not required, to attend the meetings. Members of the public, including the applicant, have the opportunity to comment on the request at the Zoning Advisory Group meeting, the Planning Commission meeting, and at the 1st Council reading.
- The Zoning Advisory Group and the Planning Commission make recommendations on the request. The County Council makes decisions on the request.
- 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.
- A successful application typically requires about 90 days from the application deadline.
- The Planning Department cannot guarantee the outcome of any rezoning request. Please contact the Planning Department at 864-260-4720 with any questions.