Fairfield County Community Development
Planning, Building, and Zoning Office
250 N. Walnut St | PO Drawer 60
Winnsboro, SC 29180
Office: 803-712-6596 Fax: 803-635-0114

ZONING MAP AMENDMENT (REZONING) APPLICATION

FEE: $400.00

PETITION TO PLANNING COMMISSION APPLICATION FOR A ZONING MAP AMENDMENT (REZONING) INSTRUCTIONS

The Fairfield County Official Zoning Map was created after an investigation of all properties and their land use(s) within every section of the County, and included the following analysis: (1) the relationship of all properties to the needs of the community in which it is situated: and (2) the future development of the County as a whole. Allowances were also made for normal growth and expansion. A change in zoning constitutes an amendment to the Official Zoning Map, and as such, each requires a petition to amend the Code of Zoning and Land Development Regulations (ZLDR) within which the Official Zoning Map is incorporated.

A zoning map amendment application is first initiated by the property owner and/or his agent, the Fairfield County Planning Commission, or the Fairfield County Council. The Fairfield County Planning Commission must then hold a public hearing. The applicant and/or agent may appear at the hearing to present the case. After the Planning Commission has made its recommendations, the rezoning request goes to County Council for three readings. From start to finish, the process takes approximately eight (8) weeks.

The Planning Commission considers rezoning petitions at its regular meetings on the 4th Thursday each month at 6:00 p.m. in the Fairfield County Council Chambers located at 250 N. Walnut Street, Winnsboro, SC 29180. County Council considers rezoning petitions at their regular meetings on the first and third Mondays of each month. The applicant and/or owner(s) will be notified of the specific dates that the request will be heard. All rezoning petitions must be filed at least forty-five (45) days prior to the Planning Commission meeting in which it is to be considered.

This application for rezoning must be typed or neatly printed, completed in full, and returned to the Community Development Department at the Fairfield County Government Complex, 250 N. Walnut Street, Winnsboro, SC 29180. It must be accompanied by:

- One (1) copy of the property's recorded deed and recorded plat obtained from the Fairfield County Register of Deeds.
- A non-refundable filing fee of $400 which is required to process this application and cover advertising costs incurred for the public hearing. Checks are to be made payable to Fairfield County.
- Additional information, if requested by the Fairfield County Community Development Department.

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REZONE REQUEST

FEE: $400.00

Instructions:

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

If Application is on behalf of the Property Owner(s), all Owners must sign. If applicant is not the property owner, the owner(s) must sign the Designation of Agent Section and notarize.

No application can be accepted unless all requested information is filled out and supplied as directed.

	APPLICANT	PROPERTY OWNER
Name:		
Address:		
State:		
Zip:		
Phone:		
Email:		

PROPERTY INFORMATION

Street Address: _____

Tax Map Number: _____

Acreage: _____

Current Zoning: _____

Requested Zoning: _____

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1. What is the intended use of the property if the rezoning is approved?

   _____

   _____

2. Why is the current zoning classification not suitable for your intended use?

   _____

   _____

3. How is the proposed zoning consistent with the County's Comprehensive Plan or Future Land Use Map?

   _____

   _____

4. What are the zoning classifications and existing uses of adjacent properties?

   _____

   _____

   _____

5. Are public utilities (water & sewer) and adequate road access available to serve the proposed use?

   _____

   _____

6. Please describe any anticipated impacts this rezoning may have on nearby properties.

   _____

   _____

   _____

7. Will this rezoning lead to subdivision of the land in the future? If so, how many lots or buildings are anticipated?

   _____

   _____

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Designation of Agent

I (we) hereby appoint_____ as my (our) agent to represent me (us) in requesting for a zoning map amendment.

I (we) certify that the information provided in this request is correct.

Owner Signature: **Date:**

_____ _____

Owner Signature: **Date:**

_____ _____

Applicant Signature: **Date:**

_____ _____