**South Carolina General Assembly**

118th Session, 2009-2010

**H. 4827**

**STATUS INFORMATION**

General Bill

Sponsors: Rep. J.M. Neal

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Introduced in the House on April 14, 2010

Currently residing in the House Committee on **Judiciary**

Summary: Zoning regulations

**HISTORY OF LEGISLATIVE ACTIONS**

Date Body Action Description with journal page number

4/14/2010 House Introduced and read first time [HJ](file:///h:\HJ%20Archive\2010\04-14-10.docx)‑15

4/14/2010 House Referred to Committee on **Judiciary** [HJ](file:///h:\HJ%20Archive\2010\04-14-10.docx)‑15

**VERSIONS OF THIS BILL**

[4/14/2010](file:///p:\pprever\2009-10\4827_20100414.docx)

**A** **BILL**

TO AMEND SECTION 6-29-760, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO THE PROCEDURE FOR ENACTMENT OR AMENDMENT OF ZONING REGULATIONS OR MAPS, SO AS TO INCREASE FROM THIRTY TO SIXTY DAYS THE PERIOD OF TIME THE PLANNING COMMISSION HAS TO SUBMIT ITS REPORT AND RECOMMENDATIONS ON A ZONING CHANGE TO THE GOVERNING AUTHORITY.

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. Section 6-29-760(A) of the 1976 Code is amended to read:

“(A) Before enacting or amending any zoning regulations or maps, the governing authority or the planning commission, if authorized by the governing authority, shall hold a public hearing on it, which must be advertised and conducted according to lawfully prescribed procedures. If no established procedures exist, then at least fifteen days’ notice of the time and place of the public hearing must be given in a newspaper of general circulation in the municipality or county. In cases involving rezoning, conspicuous notice shall be posted on or adjacent to the property affected, with at least one such notice being visible from each public thoroughfare that abuts the property. If the local government maintains a list of groups that have expressed an interest in being informed of zoning proceedings, notice of such meetings must be mailed to these groups. No change in or departure from the text or maps as recommended by the local planning commission may be made pursuant to the hearing unless the change or departure be first submitted to the planning commission for review and recommendation. The planning commission shall have a time prescribed in the ordinance which may not be more than ~~thirty~~ sixty days within which to submit its report and recommendation on the change to the governing authority. If the planning commission fails to submit a report within the prescribed time period, it is deemed to have approved the change or departure. When the required public hearing is held by the planning commission, no public hearing by the governing authority is required before amending the zoning ordinance text or maps.”

SECTION 2. This act takes effect upon approval by the Governor.

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