

SECTION 8

AMENDMENTS

8.1 CODE MAY BE AMENDED – PROCEDURE

This Code, including the Zoning Map, may be amended, but all proposed amendments shall be submitted first to the Planning Commission for its recommendations, which recommendations shall be submitted to the County Commission for final passage and approval.

8.1.1 Written Petition Required

Any person seeking an amendment of this Code or Zoning Map shall submit to the Zoning Administrator a written petition designating the change desired and the reasons therefore, and shall pay a filing fee in an amount as may be set by resolution of the County Commission.

Upon receipt of the petition and the payment of the filing fee, not less than fourteen (14) days prior to the next regular meeting of the Planning Commission, the Zoning Administrator shall place the request on the agenda of the next regularly scheduled meeting of the Planning Commission who shall consider the request and shall certify its recommendations to the County Commission with respect to the request within thirty (30) days from the meeting. Failure on the part of the Planning Commission to certify its recommendations to the County Commission within said thirty (30) day period, shall be deemed to constitute a recommendation of approval unless a longer period is granted by the County Commission.

The fee required herein shall not be returned to the applicant. The Planning Commission, County Commission or Zoning Administrator may also initiate amendments to this Code without the payment of said fee.

8.1.2 Intent With Respect To Amendments

It is hereby declared to be public policy that this Code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of the Master Plan, this Code, or the health, safety and welfare of the public.

8.1.3 Public Hearing Required Before Amending – Notice

Amendments to this Code may be adopted only after a public hearing in relation thereto before the County Commission, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation within the County at least fourteen (14) days prior to the date of the hearing.

Notice shall be provided to adjoining property owners by certified mail at the expense of the petitioner identifying the pending action.