

(1) Method 1- Planning District Initiated by Citizens

- a. Any group of citizens living within any planning district described within this section may petition for initial rezoning for the entirety of their district. The Planning Districts, which are based on the approximate boundaries traditionally used by local fire stations as service areas, are as follows:

1. **Oakway District**
2. **Salem District**
3. **Corinth-Shiloh District**
4. **Mountain Rest District**
5. **Walhalla District**
6. **Westminster District**
7. **Seneca District**
8. **Fair Play District**
9. **Long Creek District**
10. **Cleveland District**
11. **Keowee-Ebenezer**
12. **Friendship District**
13. **Cross Roads District**
14. **Picket Post-Camp Oak District**
15. **South Union District**
16. **West Union District**
17. **Keowee District**

The boundaries of each Planning District shall conform to the exterior property line of all parcels lying within; in no instance shall a single parcel lie in more than one (1) Planning District. Parcels shall be assigned to a Planning District based on the location of its centroid, which shall be determined by the Oconee County Geographic Information System (GIS). The boundaries of the various Planning Districts are shown on the Map of Planning Districts, which shall be adopted as part of these standards.

- b. Petitions by citizens to initiate a rezoning of an entire Planning District shall be made in the following manner:

1. **Citizen Petition-** Citizens wishing to amend the map of their Planning District shall acquire the signatures of a minimum of fifteen percent (15%) of the owners of parcels lying within the boundaries of the said planning district. The petition shall contain the following statement of support:

“I hereby certify that I own a parcel lying within the _____ Planning District, and I support the consideration of amending the zoning map.”

2. **Presentation to County Council-** If County Council finds the petition is within the parameters of the Zoning Enabling Ordinance, they may direct the Planning Commission and Planning Department to proceed with amending the zoning ordinance and map. Council may take first reading, in title only, on the zoning amendments at this time.

- 3. Review of Land Use Map-** The Planning Commission shall undertake a review the district's portion of the Future Land Use Map.
- 4. Initial Zoning Meeting in District-** Following the review of the Future Land Use Map, the Planning Department will schedule a public meeting to begin working with citizens to develop a proposed zoning map. Nominations for the District Planning Advisory Committee will be called for at this time.
- 5. Appointment of District Planning Advisory Committee-** County Council will review the nominations for the District Planning Advisory Committee and appoint individuals to the committee. The Committee shall consist of seven owners of parcels lying within the district. The committee shall elect a chair who shall conduct committee meetings, call subsequent meetings as necessary, and set forth the agenda for subsequent meetings.
- 6. Creation of proposed District Zoning Map-** With assistance from planning staff, the District Planning Advisory Committee will use the Future Land Use Map as a guide in creating proposed changes to the district's portion of the Official Zoning Map. All proposed amendments shall be chosen from the zoning districts and their corresponding regulations established in this ordinance.
- 7. Planning Commission Review of proposed Zoning Map-** When completed, the Committee shall present their draft map to the planning commission for review. The planning commission shall review the changes to ensure that they are compatible with the comprehensive plan. During this time, the planning department shall mail a survey to all district property owners soliciting their opinion of the proposed changes, with a deadline to respond of thirty (30) days. At the end of the survey period, the commission shall forward a recommendation regarding the proposed changes to county council. A positive recommendation of the commission shall require both a finding of compliance with the comprehensive plan, and a minimum of 51% of the returned responses to the survey favoring the proposed changes. (amended)
- 8. Consideration of Recommendation-** County Council shall consider the proposed zoning map amendments and may take second reading on the ordinance at this time. (amended)
- 9. Comment Period-** A comment period of no less than thirty (30) days shall be held at this time. (amended)
- 10. Consideration of survey results by County Council-** Upon the completion of the comment period, County Council may hold a public hearing on the proposed amendments. Once the public hearing has been completed, County Council may take third and final reading of an ordinance to amend the Planning Districts portions of the Official Zoning Map. (amended)

11. Failed attempts to amend the zoning ordinance- In the event County Council formally rejects a citizen-initiated petition to amend a Planning District's portion of the Official Zoning Map for any reason, a new attempt to amend the map through citizen petition shall not be considered sooner than two years from the date of Council's decision.