

2) Method 2- Small Area Rezoning

- a) This method of rezoning shall be initiated by a signed petition containing signatures of one or more of the listed property owners of a minimum of 51% of the affected properties in the area in question established by one of the following two methods, chosen by the petitioner.
 - i) Any property owner, or group of property owners of parcels, with a combined minimum ownership of at least 200 acres may petition County Council for initial rezoning provided the petition[s] include at least fifty one percent [51%] of the property owners of the properties in question signed by one or more of the property owners of each [as stated above] representing a minimum of seventy five percent [75%] of the acreage within the established boundary for the rezoning request.
 - ii) Any property owner, or group of property owners, may petition County Council for initial rezoning, provided the platted subdivision(s) proposed for rezoning is recorded in the office of the Oconee County Register of Deeds and/or is an area with all parcels 1.5 acres or less, and provided the proposal for rezoning is contiguous with a total area of at least twenty five (25) acres, or contains a minimum of twenty (20) parcels.
- b) Upon obtaining 51% of the required signatures for a method chosen above, petitioners may add any parcel that is contiguous to such active rezoning request as long as there is a favorable petition (as described herein) for such parcel(s).
- c) Parcels totally encompassed by a small area rezoning request, which in their own rights are now unable to meet the minimum requirements of the two methods described above, shall be included by staff in such small area request, as part of the request, prior to first reading, if their inclusion would not defeat the 51% requirement of this section.
- d) In addition, any property owner owning a parcel, currently in the Control Free District, which is contiguous to parcels that have already been rezoned from the Control Free District, may petition (as described herein) to rezone their parcel(s) provided the requested rezoning is similar in nature to that which has been previously adopted for the contiguous area.
- e) For the purposes of this chapter, in addition to standard definitions, parcels separated by a perennial stream or a cove within a body of water shall be considered contiguous.
- f) Proposed changes to any part of these regulations shall be subject to review by the planning commission, as set forth in Section 8.1 (above), and public notice requirements contained in Section 8.2 (above), as well as other applicable standards established by the South Carolina Code of Laws, 1976, as amended. Citizens who cannot meet the standards established under this method may utilize method 1 or method 3 as an alternative option.