

Citizen Initiated Rezoning Process (Oconee County Code of Ordinances, section 38-8.5)

Method 1: Planning District Initiated by Citizens

1. Citizen(s) will file a notice of intent, on a form provided by the Planning Department, to pursue the rezoning of a Planning District
2. Citizen(s) will petition property owners using the petition provided by the Planning Department or on another petition approved by the Planning Director.
3. Citizen(s) will need to secure 15% of the property owners signatures in support of the zoning petition, per section 38.5.1.b.1
4. When the citizen(s) undertaking the petition feel that they have secured at least 15% of the signatures they may submit the petitions to the Planning Department for verification
5. Once the Planning Department has verified that 15% of the signatures have been obtained the process will move forward as outlined in section 38.5.b.2-10
6. In County Council formally rejects a citizen-initiated petition to amend a Planning District's portion of the Official Zoning Map for any reason, a second attempt for that district to amend the map through citizen petition shall not be considered sooner than two years from the date of Council's decision

Method 2: Small Area Rezoning:

1. Citizen(s) will file a notice of intent, on a form provided by the Planning Department, to pursue the rezoning of a small area, as outlined in section 38.5.2
2. Citizen(s) will need to secure 51% of the signatures of the property owners supporting the small area rezoning meeting the minimum requirements of 200 acres, or a platted subdivision of 50 acres, or 40 lots.
3. When the citizen(s) undertaking the petition feel that they have secured at least 51% of the signatures, they may submit the petitions to the Planning Department who will verify that 51% of the signatures have been collected.
4. Planning staff will take into consideration the information gathered from the petitions, the future land use map, and other items that may influence the community in question and develop a draft zoning map for consideration by County Council.
5. County Council will schedule 1st reading of an ordinance to amend the zoning ordinance and the Planning Department will notify all property owners with the "small area" request that the rezoning process has begun.
6. After first reading, County Council may send the proposed zoning map to the Planning Commission for their input and recommendation. Planning Staff will work with the Planning Commission Chairman to place the request on the agenda for review. Once a meeting date is set, the Planning Staff will send all property owners an agenda, notifying them of the meeting.
7. Planning Staff will present the draft zoning map to the Planning Commission for their review.
8. Once the Planning Commission has approved the request County Council will schedule second reading on the ordinance.
9. County Council may take second reading or send the request back to the Planning Commission for further consideration.
10. Assuming that County Council takes second reading they will schedule a public hearing with 30 days notice.
11. Planning Staff will post the small area request as outlined in the zoning enabling ordinance and notify each resident with the date and time of the public hearing.
12. Council will conduct the public hearing and take into consideration all that is presented. Should, they feel that more consideration is need they may refer the request back to the Planning Commission so that the topics brought up at the public hearing may be looked at.
13. After the public hearing, the council may schedule 3rd and final reading of the amendments, unless they are waiting for the Planning Commission's input.
14. Once Council has taken third and final reading the standards in each of the districts chosen will begin to take effect



