

ARTICLE 53

Zoning Text Amendments

SECTION 3.53.000 Purpose

It may be necessary from time to time to amend the text of this Ordinance in order to conform with the Comprehensive Plan that may be adopted or amended, or to meet other changes in circumstances and conditions. An amendment to the text of this Ordinance is, as is original zoning, a legislative act solely within the authority of the Board.

SECTION 3.53.050 Who May Seek Amendment

An amendment to the text of this Ordinance may be initiated by the Board, by the Commission, or by application of a property owner or his authorized agent. The Commission shall conduct a public hearing on the proposed amendment at its earliest practicable meeting after it is submitted, and within thirty days after the hearing, recommend to the Board approval, disapproval, or modification of the proposed amendment.

SECTION 3.53.100 Application and Fee

An application for amendment by a property owner or his/her authorized agent shall be filed with the Director thirty days prior to the Commission meeting at which the proposal is to be first considered. The application shall be accompanied by the required fee.

SECTION 3.53.150 Public Hearing on an Amendment

Before taking final action on a proposed amendment, the Commission shall hold a public hearing thereon. After receipt of the report on the amendment from the Commission, the Board shall hold a public hearing on the amendment.

1. Notice of hearing: Notice of time and place of the public hearing before the Commission and a brief description of the proposed amendment shall be given notice in a newspaper of general circulation in the County not less than ten days prior to the date of hearing.
2. Notice and hearing before the Board: After the hearing and recommendations have been made by the Commission, the Board shall hold a public hearing on the proposed amendment. Notice of hearing shall be the same as required in §3.53.150.1 above.

SECTION 3.53.200 Limitation

No application of a property owner for an amendment to the text of this Ordinance shall be considered by the Commission within the twelve month (12) period immediately following a previous denial of such request, except the Commission may permit a new application if, in the opinion of the Commission, new evidence or a change of circumstances warrant it.

SECTION 3.53.250 Record of Amendments

The signed copy of each amendment to the text of this Ordinance shall be maintained on file in the office of the County Clerk. A record of such amendments shall be maintained in a form convenient for the use of the public.