

SECTION 10. AMENDMENT AND CHANGE

A. Initiation of change in ordinance.

The city council may, from time to time, amend the boundaries of the districts or the regulations herein established, in accordance with the procedures set forth in this article. Any such amendment may be initiated by the city council, by the planning commission, or by petition of any property owner. Petitions for amendment shall be on forms supplied by the zoning administrator's office. Any communication purporting to be an application for a change shall be regarded as mere notice to seek relief until it is made in the form required. Upon receipt of any communication, the interested party shall be supplied by the zoning administrator with the proper form for presenting his application.

B. Report from planning commission.

Before taking any action on any proposed amendment, supplement, or change, the zoning administrator shall submit the same to the planning commission and no action shall be taken by city council unless it shall have been proposed by or shall first have been submitted to the planning commission for review and recommendation. The planning commission shall have thirty (30) days from the date of a public hearing to submit its report to city council. If the planning commission fails to submit its report within

the thirty (30) day period, it shall be deemed to have approved the proposed amendment.

C. Notice and hearings.

The planning commission shall hold a public hearing on any proposed amendment for purposes of review and recommendations. The recommendation of the planning commission shall be received by the town council [city council]. Notice of any public hearing before the planning commission shall be given at least fifteen (15) days prior to the hearing by publishing the time, place, and nature of the hearing in a newspaper of general circulation in Chesnee. If rezoning is requested, the zoning administrator shall cause the date, time, place and nature of the planning commission public hearing to be posted conspicuously on the property at least fifteen (15) days prior to the hearing. This information shall remain posted on the property so long as the request is pending before the planning commission.

D. Fee.

Before any action shall be taken as provided for in this section, the party or parties requesting the amendment shall deposit with the zoning administrator's office such sum as prescribed by the town council [city council] to help cover the cost of advertising hearings and handling of zoning petitions. Neither the Town of Chesnee [City of Chesnee] nor any officer, department or employee of the town [city] acting in his official capacity shall be required to pay a fee under this article.

E. Reconsideration, one year limitation.

Whenever a petition requesting an amendment has been denied by the town council [city council], such petition, or one substantially similar, shall not be reconsidered sooner than one year after the previous denial.

SECTION 11. LEGAL STATUS PROVISIONS

A. Conflict with other laws.

All ordinances or parts of ordinances not specifically in conflict herewith are hereby continued in force and effect, but all ordi-

nances or parts of ordinances in conflict herewith are hereby repealed. Whenever any provision of this appendix impose more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, the provision of this appendix shall govern.

B. Separability.

If any portion or provision of this appendix are [is] found unconstitutional, such invalidity shall not affect any other portion of this appendix.

C. Effective date.

This appendix shall take effect and be enforced from and after its adoption and passage by the city council.
