

ARTICLE XIV. AMENDING THE ORDINANCE

Section 140.00. PETITION FOR CHANGE. A proposed change of district boundaries or regulations of this ordinance may be initiated by the Town Council, the Planning Commission or by petition of property owners or agent of such owners of property within the area proposed to be changed, subject to this ordinance. Rezoning of property shall always be reviewed for consistency with the Future Land Use Map of the Comprehensive Plan.

Section 141.00. SPOT ZONING. No property less than three acres in size shall be rezoned to a zoning classification wherever the property to be rezoned does not abut properties under the same zoning classification as requested.

Section 142.00. AMENDING THE COMPREHENSIVE PLAN. The rezoning of property shall have the effect of amending the Future Land Use Map of the Comprehensive Plan. The Planning Commission shall, in reasonable time after the Council's approval of a rezoning, cause the Future Land Use Map to be amended to reflect the change resulting from the rezoning.

Section 141.00. ACTION ON PETITION. Any proposed amendment, modification or repeal shall first be submitted to the Planning Commission for its recommendation and report. The Planning Commission shall have 60 days within which to submit its recommendations to the Town Council. If the Planning Commission fails to submit a report within the 60-day period, it shall be deemed to have approved the proposed amendment and the Town Council shall proceed to hold a public hearing pursuant to Title 11, Chapter 52 of Code of Alabama. Any party or parties wishing to protest an amendment shall appear and speak at the public hearing.

Section 142.00. FEES. Every petition for amendment by other than the Town Council or Planning Commission shall be accompanied by a fee in the amount of \$100.00 to partially defray the cost of processing the petition. Under no condition shall said sum or any part thereof be refunded for failure of such proposed amendment to be enacted into law.

Section 143.00. LIMIT ON INITIATION FOR ORDINANCE AMENDMENT. No action shall be initiated for an amendment to this ordinance affecting the same parcel of land more than once a year, unless specifically authorized by a unanimous vote of the Town Council.

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