

REZONING...

WHERE DO I BEGIN?

A guide to the rezoning process in Gloucester County.

What is rezoning?

Rezoning is a change in the designation or boundaries of the zoning ordinance. It is a legislative act enacted by a locality's governing body. A rezoning can either be comprehensive in nature requiring major changes to both the zoning ordinance and the zoning map, or minor in nature changing the designation of a single parcel on the zoning map.

This rezoning brochure reflects the regulations found in the Gloucester County Zoning Ordinance under Article 14 (Sections 14-3 to 14-9) and other information to help you through the rezoning process. In addition, the staff of the Gloucester County Department of Planning is available to assist with the rezoning process and answer any questions you may have.

*Please contact: Gloucester County Department of Planning
6582 Main Street, P.O. Box 329
Gloucester, VA 23061
Phone: (804) 693-1224
Fax: (804) 693-4664*

Beginning the process . . .

The first step in the rezoning process is to meet with the Department of Planning staff to discuss your proposal. This is an important step, as staff can give you insight into the issues that may arise during the rezoning process. More importantly staff can advise you as to how your proposal relates to the future land use recommended by the Gloucester County *Comprehensive Plan*.

During your meeting with the Planning staff you will receive a rezoning application package that will include a checklist of the "Minimum Requirements for Rezoning Request Applications". The checklist is taken directly from Section 14-4 in the *Zoning Ordinance* and all items must be submitted to the Planning Department before the rezoning can be initiated.

Please call (804) 693-1224 between the hours of 8a.m. and 4:30p.m., Monday through Friday to schedule an appointment with a staff member.

The “legislative” procedure

Once a completed application and the appropriate fee have been received by the Planning Department, the proposal will be “introduced” at the next Planning Commission meeting. The Commission is then required to schedule a Public Hearing to receive citizen comment and consider the application.

In accordance with Section 15.2-2204 of State Code, a “Notice of Public Hearing” will run in the local newspaper summarizing the application and adjacent property owners will receive the same information in the mail.

After the public hearing, the Commission must recommend either approval, approval with conditions or denial to the Board of Supervisors within 100 days of the meeting where the application was first introduced.

Board of Supervisors’ action

Once the recommendation is transmitted to the Board of Supervisors, the governing body has 60 days to schedule their own public hearing for the application. Another “Notice of Public Hearing” will appear in the local newspaper to invite citizen comment, however, this hearing does not require the adjacent property owners to be notified by mail.

The Board of Supervisors must render a decision on the rezoning application within 45 days of their public hearing. If the application is approved then a change will be made on the Official Zoning Map and the new zoning will be enacted.

If the rezoning request is denied, the County cannot consider a substantially similar request until one year from the date of the Planning Commission’s public hearing.

Go to this link for an application to rezone