



Rezoning Applications What to Expect

WHAT IS A REZONING?

Accomack County's zoning ordinance places all land into a zoning district such as Agricultural or Residential. Each district has its own set of permitted uses and regulations. When a landowner wishes to use their land in a manner that is not currently permitted by right in their particular district, the owner can apply for and request the land to be rezoned to a designation that allows their desired use. The requested zoning classification should be in accordance with the future land use designations of the Comprehensive Plan. For more information see Section 106-236 of the Accomack County Zoning Code.

WHAT IS THE PROCEDURE FOR APPLYING FOR A REZONING?

1. Prior to submitting an application, schedule a pre-application meeting with the Planning Department to review the application and discuss any questions the applicant or County may have.
2. Submit a completed application form, with all requested supporting documents, and submit the application fee of \$980. 00.

WHEN IS A REZONING APPLICATION CONSIDERED BY THE PLANNING COMMISSION?

Once an application has been submitted and deemed complete by the County, the application is distributed for comment and review to all appropriate County and State Agencies/Departments. Planning Department staff will then prepare a preliminary report to present at the appropriate Planning Commission meeting. Applications received and deemed complete **at least thirty (30) days** prior to the upcoming Planning Commission meeting **will be presented at the upcoming meeting**; applications received and deemed complete within thirty (30) days of the upcoming meeting will be presented at the following month's meeting. At the conclusion of the presentation, the Planning Commission will be requested to schedule a Public Hearing for their next meeting.

WHAT IS THE PUBLIC HEARING PROCEDURE FOR A REZONING?

1. Once the application is scheduled for a public hearing by the Planning Commission, the application is then advertised twice for public hearing in the Eastern Shore News, typically the two Wednesdays before the public hearing.
2. Notices of the public hearing are sent by the Planning Department to adjacent property owners at least ten (10) days prior to the public hearing.
3. Staff will prepare a detailed report on the application and other comments made by County and State Agencies/Departments prior to the Public Hearing. Planning Department staff may contact the applicant for additional information in preparation of this report.
4. All requested items should be submitted to the Planning Department no less than ten (10) calendar days prior to the scheduled public hearing. If the applicant would like to present a PowerPoint presentation, it must be provided to the County twenty-four (24) hours in advance for review.
5. The applicant is encouraged to attend the Planning Commission public hearing to answer any questions from the Commission members.
6. Following the Planning Commission's recommendation of approval or denial, the application will be placed on the Board of Supervisors' meeting agenda to schedule a public hearing. The Planning Department will resend notices of the public hearing to the affected property owners.
7. The Board of Supervisors will hold the public hearing, and make a determination to approve or deny the application. The applicant is encouraged to attend the Board of Supervisors meeting to answer any questions from the Board. Again, if the applicant wishes to present a PowerPoint Presentation it must be received by the County 24 hours in advance.
8. The applicant will be notified in writing of the Board of Supervisors' decision. If denied, the applicant may not submit substantially the same application until after a period of at least twelve months from the date of the original denial by the Board of Supervisors. See 106-236(h) *Time limit on repeat petitions*.

For additional information or questions, please contact The Accomack County Department of Planning and Community Development at: (757) 787-5726, or email: planning@co.accomack.va.us