



# REZONING PROCEDURES

## Surry County, Virginia

1. Every application by a property owner to amend, supplement, change or repeat the district boundaries or regulations of the Zoning Ordinance is filed on forms prescribed with the Director of Community Development and accompanied by a fee, as may be established by the Board of Supervisors payable to the Surry County Treasurer which is applied to the cost of advertising, notification of adjacent property owners, and other expenses incidental to reviewing and processing the application. Such fee is not returned whether the application be granted, denied or withdrawn.
2. The Director of Community Development forwards the application for any proposed amendment, supplement or change of district boundaries or regulations to the Planning Commission for recommendation and report. The Planning Commission considers the zoning request on the fourth Monday of each month at 7:00 p.m., in the General District Courtroom, Surry County Government Center. Applications for a change of zoning must be received by the Planning Commission at least five (5) weeks prior to the Commission's regular meeting in order that the request may be advertised as required by the Code of Virginia.
3. Every application is automatically advertised once a week for two (2) successive weeks for each public hearing, said notice appears in a newspaper having general circulation in the County. Such notice specifies the time and place of hearing at which persons affected may appear and present their views, not less than six (6) days nor more than twenty-one days after final publication. In addition, prior to its scheduled hearing, the Commission notifies all owners of the property being rezoned and the owners of property adjacent to the request, of the applicant's request for rezoning. The Secretary may give such additional notice to persons concerned as he may, in his discretion, deem advisable.
4. Cases are heard in the order in which they appear on the agenda, except a case may be advanced for hearing by order of the Commission upon good cause shown. The Commission reports to the Board of Supervisors no later than ninety days after the first meeting of the Commission after the proposed amendment or reenactment has been referred to the Commission.
5. The Board of Supervisors considers zoning requests, that have been reviewed by the Planning Commission, at its regular meeting at 7:00 p.m. in the General District Courtroom, Surry County Government Center. The Code of Virginia requires the Board of Supervisors follow the same procedure for notice and advertisement as required for the Planning Commission.
6. In determining what, if any, amendments to the zoning ordinance are to be adopted, the Planning Commission and the Board of Supervisors give due consideration to the proper relationship of such amendments to the entire Zoning Plan and Ordinance for the County. It being the intent to retain the integrity and validity of the Zoning Districts and to avoid any isolated spot zoning changes on the Zoning District Map, and consider the following:
  - a. Can a need for the change be established?
  - b. Is the change consistent with the orderly development and growth of the community?
  - c. Does the change conform with the County's plan for major street development?
  - d. Will the change adversely affect or impede the normal flow of traffic?
  - e. Will the change constitute spot zoning?
  - f. Will the change adversely affect the value of surrounding property?
  - g. Is the change in conflict with the land use plan?

Plans submitted with the application showing the location of the building on the property, off-street parking and means of ingress and egress together with information regarding water supply and sewage disposal will expedite the processing of the application.
7. When the Board of Supervisors has officially acted upon a petition for a change in zoning, no other petition for substantially the same change shall again be considered until after twelve months from the date of official action.

**PERMIT FEE: \$500.00.**

For additional information or questions  
please contact the Planning Department  
757-294-5210