

ORDINANCE NO. 31A-22

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING ORDINANCE, OF THE CODE OF THE COUNTY OF JAMES CITY, ARTICLE 12-13, ARCHITECTURAL DESIGN REVIEW, BY AMENDING CERTAIN ARTICLES, DELETING CERTAIN ARTICLES, AND REORDAINING THE REMAINING ARTICLES.

BE IT ORDAINED, by the Board of Supervisors of James City County that Chapter 20, Zoning Ordinance, of the Code of the County of James City, Article 12-13, Architectural Design Review, be, and the same is, hereby, amended and reordained by amending certain articles, deleting certain articles and reordaining the remaining articles as follows:

CHAPTER 20

ZONING ORDINANCE

12-13. ARCHITECTURAL DESIGN REVIEW

The purpose of architectural design review is to protect property values and to promote the general welfare by insuring buildings in good taste, proper proportion, in general and reasonable harmony with the existing buildings in the surrounding area, and to encourage architecture which shall be distinct from the Colonial Williamsburg architecture.

- 12-13-1. In such instance where Architectural Design Review is required, the procedure for such review will commence following preliminary site plan approval. Upon receipt of a preliminary site plan, under conditions as set forth for a particular district, the applicant will submit to the Administrator or his designee schematic architectural plans indicating accurate elevations of each facade, and sufficient detailing to indicate materials, colors, texture, light reflecting characteristics, and special features intended for the building. This may be supplemented by sketches as deemed necessary by the applicant to present the intended design. Submission of actual samples of building materials is encouraged.
- 12-13-2. Adequate time shall be made available to the applicant for the preparation of these materials, provided that not more than sixty (60) days elapse between conditional approval of the preliminary site plan and the submission of architectural plans to the Administrator or his designee.
- 12-13-3. The Administrator or his designee shall request the Architectural Design Review Board to examine the above material, and report its findings as to whether the proposed building or buildings are acceptable in accordance with the provisions of this Section.
- 12-13-4. The Architectural Design Review Board, in making its decisions shall be governed solely by the purposes of architectural design review as set forth above in Article 12-13, shall not consider in detail interior design or arrangements, or features not subject to public view.
- 12-13-5. The Architectural Design Review Board shall make its report to the Administrator or his designee within thirty (30) days, approving or disapproving the plans as presented or advising the Administrator or his designee as to the changes or alterations in the plans as necessary to bring the proposed building(s) in harmony with the intent of this Article. Such changes or alterations shall not impose unreasonable increases in construction costs.

The Administrator or his designee shall immediately transmit to the applicant the decision of the Architectural Design Review Board. Upon approval the Administrator or his designee may authorize the preparation of final site engineering and architectural plans in accordance with preliminary approvals and architectural approval. Following the submittal to and appropriate review by the Administrator or his designee(s), the issuance of a building permit will be authorized by the Administrator or his designee. Required conditional use permits shall be obtained only after approval of a preliminary site plan and architectural design approval.

- 12-13-6. If a statement of changes necessary to secure approval is issued, revised plans shall be submitted and approved. Action following approval shall then be in accordance with Article 12-13-5 of this Ordinance.
- 12-13-7. If the Architectural Design Review Board disapproves any plan as presented or requires changes or alterations, an appeal may be taken as provided in Article 13.
- 12-13-8. Architectural Design Review Board.

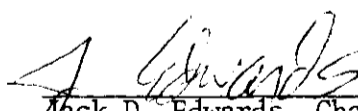
The Architectural Design Review Board shall be composed of five persons appointed by the County Board of Supervisors. Such appointee shall be a qualified person capable of exercising sound and fair design judgment.

The members shall be:

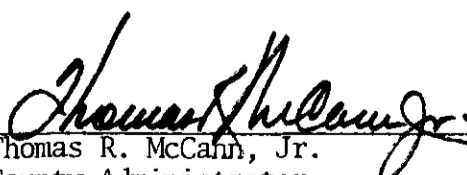
- (a) A qualified licensed architect;
- (b) A qualified licensed landscape architect or a second qualified licensed architect;
- (c) A member of the Planning Commission Site Plan Review Committee;
- (d) The President of the local board of realtors;
- (e) A responsible member of the business community.

Initially, one member shall be appointed for one year and three members shall be appointed to serve for two years. Subsequent appointments shall be for terms of two (2) years each with the exception of the President of the local board of realtors whose term shall be concurrent with his term as President.

This ordinance shall be in full force and effect from the date of its adoption.

  
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Jack D. Edwards, Chairman  
Board of Supervisors  
James City County

ATTEST:

  
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Thomas R. McCann, Jr.  
County Administrator

Adopted by the Board of Supervisors, James City County, Virginia, this 23rd day of April, 1974.