

JUL 26 2016

ORDINANCE NO. 30A-44

Board of Supervisors  
James City County, VA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 19, SUBDIVISIONS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE II, PROCEDURES AND DOCUMENTS TO BE FILED; SECTION 19-23, PROCEDURE FOR PRELIMINARY PLAN REVIEW FOR MAJOR SUBDIVISIONS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 19, Subdivisions, is hereby amended and reordained by amending Article II, Procedures and Documents to Be Filed; Section 19-23, Procedure for preliminary plan review.

## Chapter 19. Subdivisions

### Article II. Procedures and Documents to be Filed

#### Sec. 19-23. Procedure for preliminary plan review for major subdivisions.

(a) The subdivider shall submit to the agent twelve copies of the preliminary subdivision plan for a major subdivision and pay the appropriate subdivision plan review fee.

(b) Upon meeting all submittal requirements, the plan shall be reviewed by the agent and other agencies of the county and state as deemed necessary by the agent. The agent shall prepare a composite report on the proposed subdivision to determine if it meets the requirements of this chapter and the zoning ordinance. The report shall include review requirements by other agencies. The preliminary plan and the agent's composite report shall be reviewed by the ~~development review committee (DRC) when it meets to make its recommendation to the commission.~~ In order for subdivision plans to be considered by the ~~DRC commission~~ at one of its regularly scheduled monthly meetings, such plans shall be received by the planning division at least five weeks in advance of the respective ~~DRC commission meeting~~.

(c) The commission shall consider the plan and either grant preliminary approval or disapprove it within 90 days of submittal. The plan may be granted preliminary approval with conditions. The agent shall notify the applicant of the commission's findings in writing within seven days of the commission meeting. Such notice shall state any actions, changes, conditions or additional information that shall be required to secure final approval of the subdivision. If disapproved, the notice shall state the specific reasons for disapproval. The reasons for denial shall identify deficiencies in the plan which cause the disapproval by reference to specific duly adopted ordinances, regulations or policies, and shall generally identify such modifications or corrections as will permit approval of the plan.

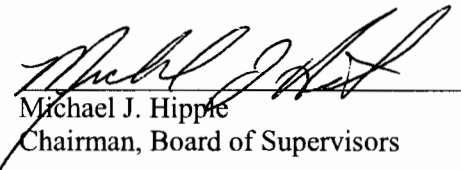
(d) ~~The subdivider may, at their discretion, submit an enhanced conceptual plan for review by the agent, other agencies of the county and state deemed necessary by the agent and the DRC in advance of preparation of fully engineered plans. The agent shall prepare a composite report on the proposed subdivision to determine its consistency with the requirements of this chapter and the zoning ordinance. The report shall include review comments and requirements by other agencies. The enhanced conceptual plan and the agent's composite report shall be considered by the DRC at one of its scheduled meetings to make its recommendation to the commission. The commission shall consider the recommendation of the DRC and either grant preliminary approval, defer or disapprove the plan. The plan may be granted preliminary approval with conditions. The agent shall notify the subdivider of the commission's findings within seven working days of the commission meeting. Such notice shall state any actions, changes, conditions or additional information that shall be required to secure final approval of the subdivision. If disapproved, the notice shall state the specific reasons for disapproval. The reasons for denial shall identify deficiencies in the plan which cause the disapproval by reference to specific duly adopted ordinances, regulations or policies, and shall generally identify such modifications or corrections as will permit approval~~

~~permit approval of the plan. Plans granted preliminary approval by the commission at the conceptual stage can move forward into full design for further review administratively by the agent and other agencies as deemed necessary by the agent. In order for enhanced conceptual plans to be considered by the DRC at one of its regularly scheduled monthly meetings, such plans shall be received by the planning division at least five weeks in advance of the respective DRC meeting.~~

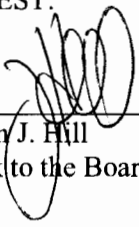
~~(e) The enhanced conceptual plan shall at a minimum contain:~~

- ~~(1) Project title, title block, legends, north arrows and graphic scale labeled;~~
- ~~(2) Vicinity and location maps and site address;~~
- ~~(3) Site owner and developer information;~~
- ~~(4) County tax parcel number, site boundary and parcel size information;~~
- ~~(5) Setbacks (building, landscape) and buffers (RPA, Community Character);~~
- ~~(6) Adjacent property information;~~
- ~~(7) Existing site features such as property lines, roads, buildings, roads, driveways, and utilities;~~
- ~~(8) Existing topography using county base mapping (five foot contours) or other mapping sources or surveys. Spot elevations shall be shown at topographical low or high points;~~
- ~~(9) Existing and proposed rights of way and easements;~~
- ~~(10) Layout of proposed improvements showing design placement, circulation, parking spaces, handicapped parking spaces, loading spaces, parking islands, recreation areas, and streetlights;~~
- ~~(11) Landscape plan identifying general location of plantings and buffer/perimeter screening plantings;~~
- ~~(12) Narrative indicating the purpose of the project and compliance with any proffer and master plan requirements;~~
- ~~(13) Location and size of existing water mains and proposed connection point(s);~~
- ~~(14) Proposed location of water meters, waterlines, and fire hydrants;~~
- ~~(15) Proposed building usage and number of floors;~~
- ~~(16) Preliminary water demands based on proposed use and required fire flow;~~
- ~~(17) Fire flow test performed to determine adequate capacity;~~
- ~~(18) Location of all existing or proposed private wells;~~
- ~~(19) Location and size of existing sanitary sewer lines and manholes and proposed connection point(s);~~
- ~~(20) Proposed sanitary sewer, pump or lift stations, and grinder pump(s);~~
- ~~(21) Verification of sewer flow acceptance;~~
- ~~(22) Location of primary and secondary onsite disposal system;~~
- ~~(23) Narrative description of project, including usage and size to determine appropriate ITE code(s) and compliance with Chapter 527 Traffic Impact Analysis Regulations and Access Management Regulations;~~
- ~~(24) Proposed entrance location(s) and distance to nearest existing intersections, crossovers, and/or adjacent intersections;~~
- ~~(25) Proposed build out year and phasing information;~~
- ~~(26) Typical road sections including street widths, curb type, shoulders, sidewalks, bike lanes, planting strips, right-of-way lines, proposed utility locations, centerline curve data;~~
- ~~(27) Traffic Impact Study for projects that propose 100 or more lots, uses that generate in excess of 100 peak hour trips;~~
- ~~(28) Proposed design features or elements for which waivers will be sought;~~
- ~~(29) Project site area, disturbed area, impervious cover and percent impervious estimates;~~
- ~~(30) Applicable FEMA FIRM panel information and zone designations;~~

- ~~(31) County watershed, subwatershed and catchment;~~
- ~~(32) Identification if the site is subject to the county's Special Stormwater Criteria (SSC);~~
- ~~(33) Overall soils map for the site along with general soil descriptions for each soil mapping unit present on the site, including preliminary locations of highly erodible, hydric, permeable and Hydrologic Soil Group A and B soils;~~
- ~~(34) Full environmental inventory consistent with section 23-10(2) of the county's Chesapeake Bay Preservation ordinance containing a perennial stream assessment, delineated wetlands confirmed by applicable federal and/or state agencies, limits of work, a table listing all inventory components, whether they are present on the site and quantified impacts, and offsite work areas, if proposed;~~
- ~~(35) Demonstration that the project complies with section 23-9(b)(1), (2) and (3) of the county's Chesapeake Bay Preservation ordinance to limit land disturbing, preserve existing vegetation and minimize impervious cover consistent with the proposed land use or permitted development;~~
- ~~(36) Locations of existing and proposed stormwater management/BMP facilities, with county BMP ID Code numbers and labels to show intended BMP type in accordance with designations in the county BMP manual;~~
- ~~(37) Location of areas intended to be dedicated in conservation easement for natural open space, BMP worksheet or stormwater compliance purposes;~~
- ~~(38) Demonstration that the project complies with the county's 10 point system for water quality and stream channel protection, and Minimum Standard #19 of the Virginia Erosion and Sediment Control regulations by provision of a worksheet for BMP Point System;~~
- ~~(39) Demonstration that storm drainage systems and BMP outfalls must outlet into adequate, defined natural or man-made receiving channels;~~
- ~~(40) Preliminary location of primary proposed stormwater drainage system conveyances such as inlets, storm drainage piping, culverts and stormwater conveyance channels for primary systems;~~
- ~~(41) List of all known federal, state and local permits that are required for the project as well as any exceptions, variances or waivers that must be obtained or pursued.~~

  
 Michael J. Hipple  
 Chairman, Board of Supervisors

ATTEST:

  
 Bryan J. Hill  
 Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	✓	___	___
LARSON	✓	___	___
ONIZUK	✓	___	___
SADLER	✓	___	___
HIPPLE	✓	___	___

Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of July, 2016.