

ADOPTED

JAN 6 1992

ORDINANCE NO. 31A-136

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE II, SITE PLAN, SECTION 20-40. CRITERIA FOR REVIEW, BY ADDING SECTION 20-40.1. PROCEDURE FOR REVIEW OF SITE PLANS BY THE COMMISSION'S DESIGNEE(S), AND BY AMENDING SECTION 20-43. REVIEW CRITERIA-GENERALLY.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that that Chapter 20, Zoning, is hereby amended and reordained by amending Section 20-40. Criteria for Review, by adding Section 20-40.1. Procedure for Review of Site Plans by the Commission's Designee(s), and by amending Section 20-43. Review Criteria-Generally.

CHAPTER 20. ZONING

Article II. Site Plan

Section 20-40. Criteria for Review.

Upon application and review, the Development Review Committee (DRC) and the Commission, or the Commission's Designee(s) shall consider site plans if any of the following conditions are present:

- (a) The site plan proposes a single building or group of buildings which contain a total floor area that exceeds 15,000 square feet;
- (b) The site plan proposes two entrances on the same road, involves a disturbance of slopes greater than 15%, or proposes a fast food restaurant, convenience store, or a shopping center;
- (c) The site plan proposes an addition to an existing use which would contain a floor area greater than 75% of the total floor area of the existing use; or
- (d) There are unresolved problems between the applicant, adjacent property owners, or any departmental reviewing agency.

Site plans which meet any of the conditions listed above shall generally be reviewed by the DRC and the Commission in accordance with Section 20-41. However, the Commission's designee may consider and review, pursuant to Section 20-41.1, any site plan which the Development Manager determines, creates or significantly expands a use which contributes to the achievement of the economic development goals of the Comprehensive Plan.

If site plans do not qualify for ~~Commission~~ review by the Commission or its designee(s) under this Section, they may be considered and reviewed administratively by the Zoning Administrator.

Section 20-41.1. Procedure for Review of Site Plans by the Commission's designee(s).

(a) The applicant shall submit to the Planning Director, or his designee, 10 copies of the site plan and pay the appropriate application fee.

(b) Upon meeting all submittal requirements, the site plan shall be reviewed by the Planning Division and other agencies of the County, State, and/or Federal Governments as deemed necessary by the Planning Director. The Planning Division shall prepare a composite report on the proposed site plan which shall include review requirements by other agencies and submit the report to the Commission's designee(s) for consideration.


(c) The Commission's designee(s) shall consider the Planning Division's report and either grant preliminary approval, defer, disapprove, or refer the site plan back to the Development Review Committee and full Commission. The site plan may be granted preliminary approval with conditions that must be satisfied prior to final approval by the Zoning Administrator. The Planning Division shall provide written notice to the applicant of the Commission's designee(s) decision. Such notice shall state any actions, changes, conditions or additional information that shall be required to secure preliminary or final approval. If disapproved, the notice shall state the specific reasons for disapproval.

Section 20-43. Review Criteria--Generally.

The Planning Commission, *its designee(s)*, the Planning Director and the Zoning Administrator shall examine and consider site plans with respect to:

- (a) Intensity of land use including developable acreage, density and adequate provisions for open space and recreational facilities as appropriate to the site usage and to the Comprehensive Plan;
- (b) Design and layout of the site including buildings, signs, recreation facilities, garbage and trash disposal facilities, sedimentation and erosion controls, storm drainage, stormwater management, sanitary sewage disposal, and water supply exit and entrance points on the site including line sizes, areas to be landscaped with approximate arrangement and plant types and sizes indicated, and provisions for pedestrian and vehicular traffic movements within and adjacent to the site. Particular emphasis shall be placed upon the review of on-site aesthetics, public safety features, environmental, historic and vegetative preservation, efficient layout of buildings, parking areas, off-street loading and unloading, and movement of people, goods and vehicles (including emergency vehicles) from access roads, within the site, between buildings and vehicles. Vehicular access to the site shall be designed to aid overall traffic flow and to permit vehicles a safe ingress and egress;

- (c) Design standards contained in this Chapter as they relate to traffic circulation, parking, performance standards, location of structures, setbacks, yards, bulk, height and building coverage shall apply, where applicable, to site plan approval. The design criteria established in the County Subdivision Ordinance and applicable standards of the State Department of Transportation shall apply where appropriate, to site plan approval.



Jack D. Edwards
Chairman, Board of Supervisors

ATTEST:



David B. Norman
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
DEPUE	AYE
TAYLOR	AYE
SISK	AYE
KNUDSON	AYE
EDWARDS	AYE

Adopted by the Board of Supervisors of James City County, Virginia,
this 6th day of January, 1992.

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