



PUBLIC NOTICE
WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold a public hearing on February 16, 2011, 3:30 P.M. in the Council Chambers of the Stryker Building, 412 North Boundary Street, to consider the following:

PCR #11-002: Amend the text of the Zoning Ordinance, Article VII. Site Plans, to revise provisions relating to Chesapeake Bay preservation for minor site plan submittal requirements (Sec. 21-779), information required on site plans (Sec. 21-781), and required landscaping (Sec. 21-784).

Additional information is available at www.williamsburgva.gov/Index.aspx?page=485 or at the Planning Department (757) 220-6130, 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to the Council.

If you are disabled and need accommodation in order to participate in the public hearing, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Wednesday, February 9, 2011.

Reed T. Nester
Reed T. Nester
Planning Director



CITY OF WILLIAMSBURG
MEMORANDUM

TO: Planning Commission

DATE: January 13, 2011

SUBJECT: PCR #11-002
Amend the text of the Zoning Ordinance to revise provisions relating to Chesapeake Bay preservation for site plans

The City is subject to the *Chesapeake Bay Preservation Area Designation and Management Regulations*, and has been since 1990.

- Phase I of the program required mapping of Chesapeake Bay Preservation Areas and the adoption of performance criteria in local ordinances – this was initially done in 1990, and with major revisions in 2003.
- Phase II required the inclusion of specific water quality elements in the comprehensive plan – this was included in our 1998 and 2006 Comprehensive Plans.
- Phase III requires that local land development ordinances such as zoning and subdivision codes be reviewed, and if necessary, revised to ensure that they adequately address the protection of the quality of state waters.

Planning staff initially met with representatives from the Chesapeake Bay Local Assistance Division (CBLAD) in December 2009 to review the City's ordinances. Based on this initial meeting and a review of our ordinances, several recommendations were made for changes to our site plan regulations to better meet the state Chesapeake Bay Preservation requirements. These are all minor revisions to our regulations, and the proposed changes are acceptable to the CBLAD staff.

These changes deal with minor site plan submittal requirements (location of building setback lines and RPA/RMA limits, landscape plan requirements, and notation that the RPA area is to remain undisturbed), and regular site plan submittal requirements (location of RPA/RMA limits, notation that the RPA area is to remain undisturbed, and landscape plan requirements). These changes are indicated on the attached ordinance, and are self-explanatory.

PLANNING COMMISSION PUBLIC HEARING

The Planning Commission public hearing is scheduled for the regular Planning Commission meeting on February 16.

Reed T. Nester, AICP
Planning Director

ORDINANCE # 10-__
PROPOSED ORDINANCE # 10-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE VII, SITE PLANS, SECS. 21-779, 21-781 AND 21-784,
PERTAINING TO SITE PLAN REQUIREMENTS
(PCR #10-__)**

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, of the Code of the City of Williamsburg, Virginia is hereby amended by revising or adding Article VII. Site Plans, Sec. 21-779(b)(2)c.1., h.1., and j. (Minor site plans), Sec. 21-781(e)(3.1) (Information required on site plans), and Sec. 21-784(h)(2)a. (Required landscaping), which shall be revised to read as follows:

ARTICLE VII. SITE PLANS

Sec. 21-779. Minor site plans.

(b) *Minor site plan submittal requirements.*

(2) Minor site plans shall include the following information:

- a. The boundaries of the lot by bearings and distances, and a north arrow.
- b. The area of the lot.
- c. The location of the edge of pavement or curblin along the frontage of the property.
- c.1. Building restriction lines and required setbacks including the limits of resource protection areas (RPAs) and resource management areas (RMAs), as specified by article VIII, Chesapeake Bay Preservation.
- d. Size, location and use of existing buildings.
- e. Location of the proposed improvements (including buildings, driveways and parking areas) and distances from all property lines.
- f. The dimension, height and use of the proposed improvements.
- g. Limits of clearing and grading.
- h. Landscape plan:
 - 1. For single-family and duplex dwellings, a landscape plan showing the canopy, dimensions and location of any existing and proposed trees and other woody vegetation located in a resource protection area (RPA). Where there are groups of five or more trees, such groups may be outlined at the perimeter canopy line instead. ~~All existing trees on the site of 12 inches or greater diameter at breast height (DBH) shall be shown, but where there are groups of trees, such groups~~

~~may be outlined at the canopy line.~~ Trees that must be removed to accommodate the proposed development shall be clearly shown on the plan. Measures for the protection of existing trees during clearing, grading and all phases of construction shall also be shown, and shall conform to specifications contained in the Virginia Erosion and Sediment Control Handbook, latest edition.

2. For all other uses requiring a minor site plan, a landscape plan in accordance with section 21-784 shall be submitted.
 - i. Erosion and sedimentation control measures in accordance with chapter 7, article II, Erosion and Sedimentation Control.
 - j. ~~Location of resource protection areas (RPAs), as specified by article VIII, Chesapeake Bay Preservation, and Measures to be taken for the protection of the~~ resource protections areas (RPAs) during clearing, grading and all phases of construction. The following notation shall be included: "All existing vegetation within the RPA shall remain in its undisturbed natural state, except as allowed by Article VIII, Chesapeake Bay Preservation, Sec. 21-821(d)(5) of the Williamsburg Zoning Ordinance."
 - k. Location of any proposed buffer area, with any plant material to be added to establish or supplement the buffer area.
 - l. Evidence of the issuance of, or application for, any required wetlands permits, in accordance with chapter 7, article III, Wetlands.
 - m. Existing topography and proposed grading, with contour intervals of two feet or less, when deemed necessary by the zoning administrator.

Sec. 21-781. Information required on site plans

(e) *Existing features. Information on existing features shall be provided as follows:*

- (1) The location, height, floor area and use of all existing buildings and structures, and their distance from all property lines and from each other.
- (2) All existing streets, utilities, easements and watercourses, and their names and widths.
- (3) Existing natural land features, trees, water features and all proposed changes to these features shall be indicated on a landscape plan (see section 21-784). Water features shall include ponds, lakes, streams, wetlands, floodplains, drainage areas and stormwater retention areas.

(3.1) Location of resource protection areas (RPAs) and resource management areas (RMAs), as specified by article VIII, Chesapeake Bay Preservation, and measures to be taken for the protection of the RPAs during clearing, grading and all phases of construction. The following notation shall be included: "All existing vegetation within the RPA shall remain in its undisturbed natural state, except as allowed by Article VIII, Chesapeake

Bay Preservation, Sec. 21-821(d)(5) of the Williamsburg Zoning Ordinance.”

- (4) Gross acreages of the following physical land units shall be tabulated and computed by accurate planimetric methods at the site plan scale:
- a. Slopes less than ten percent.
 - b. Slopes from ten percent but less than 20 percent.
 - c. Slopes from 20 percent but less than 30 percent.
 - d. Slopes 30 percent or greater.
 - e. 100-year floodplains.
 - f. Wetlands.
 - g. Existing water features (bodies of water, drainage channels, streams, etc.).
 - h. Aboveground electric transmission line easements.
 - i. Resource protection areas and resource management areas as specified by article VIII, Chesapeake Bay Preservation.
- These areas shall also be graphically identified on the site plan.

Sec. 21-784. Required landscaping.

- (h) Landscape plan requirements.
- (1) The landscape plan shall be indicated on the site plan. When necessary for clarity, this information shall be indicated on a separate sheet or sheets.
 - (2) The landscape plan shall include:
 - a. Canopy dimensions, location, size, description and botanical name of all existing trees on the site of 12 inches or greater diameter at breast height (DBH). Where there are groups of five or more trees, such groups may be outlined at the perimeter canopy line instead. The location of other trees, shrubs, ground covers and planting beds shall also be shown.
 - 1. For land located in a resource protection area (RPA), the canopy, dimensions and location of any existing and proposed trees and other woody vegetation shall be shown. Where there are groups of five or more trees, such groups may be outlined at the perimeter canopy line instead.
 - b. Canopy dimensions, location, size, description and the botanical name of proposed trees, landscape materials, ground covers and planting beds.
 - c. Accurate location and botanical name of all existing landscape materials proposed to be removed during the site development process, including the location and botanical name of any diseased trees which should be removed during site development.
 - d. Accurate location and botanical name of all existing landscape materials to be retained during the site development process as well as tree protection measures to be implemented during the site construction process, in accordance with specifications contained in

the Virginia Erosion and Sedimentation Control Handbook, latest edition.

- e. Planting specifications and installation details, including a schedule of recommended planting times for trees, shrubs and ground covers.
- f. Limits of grading and site-disturbing activities.
- g. Delineation of required setbacks.
- h. Acreage and location of proposed landscape and buffer areas, tabulated and computed by accurate planimetric methods at the site plan scale.
- i. Location of total site tree canopy cover at ten-year maturity, tabulated and computed by accurate planimetric methods at the site plan scale.

This ordinance shall become effective on the tenth day following its passage.

Adopted: _____

Clyde Haulman, Mayor

Donna Scott, City Council Clerk