

**APPROVED MINUTES
KING WILLIAM COUNTY BOARD OF SUPERVISORS
AND KING WILLIAM COUNTY PLANNING COMMISSION
JOINT WORK SESSION MEETING OF JULY 20, 2022**

A joint work session meeting of the Board of Supervisors of King William County, Virginia, and the King William County Planning Commission was held on the 20th day of July 2022, beginning at 7:00 p.m. in the Board Meeting Room of the County Administration Building and via Zoom.

Agenda Item 1. CALL TO ORDER

Chairman Moren called the meeting to order.

Agenda Item 2. ROLL CALL

The members of the Board of Supervisors were polled:

Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 1st District: William L. Hodges – Vice Chair	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 2nd District: Travis J. Moskalski	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Chairman	Aye

The members of the Planning Commission were polled:

3rd District: J. Darrell Kellum	Aye
2nd District: Bonnie J. Hite	Aye
5th District: Donald M. Wagner – Vice Chair	Aye
3rd District: Stephen K. Greenwood	Aye
4th District: Mathew W. Sluder - Chairman	Aye

Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA

Supervisor Garber made a motion to approve the agenda as presented. Supervisor Greenwood seconded. The Chairman called for any discussion. The members were polled:

Supervisor, 1st District: William L. Hodges – Vice Chair	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 2nd District: Travis J. Moskalski	Aye
Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Chairman	Aye

Agenda Item 4. WORK SESSION MATTERS

4.a. Affordable Housing – Renee Robinson, Executive Director of Hanover & King William Habitat for Humanity (Attachment A)

Ms. Robinson said Habitat closed on their first piece of land in King William County on July 1st. She showed a photo of a standard Habitat home which is about 1,400 sq. ft.

Ms. Robinson said the median cost of homes in King William County has gone up over 50% since 2016. The median listing price is \$325,000. Currently, most homes are listed between \$350,000-

\$450,000. There are only six homes listed under \$300,000. The average rent for a 2-bedroom dwelling in the County is \$1,163/month. She said these prices are not balanced for people who are lower income. You would need an income of \$80,000 in order not to be cost burdened (no more than 30% of income spent on housing). The median income in the County is \$66,900. The average cost of a Habitat home with 3 bedrooms is \$180,000.

Habitat homeownership is successful. In 2008, the number of bankruptcies on Habitat homes rose 2% as opposed to 30% in the housing market. Habitat provides homeowners with education as well.

Ms. Robinson said it is difficult to build affordable homes without supportive zoning. She said they are fortunate if they can find a lot under \$50,000. The most expensive item on the home is an engineered septic system. It can cost \$22,000 for septic and well. There are also increased prices on materials.

King William County Code §86-456 currently offers a density bonus which supports low-income housing. "For every three additional lots that are dedicated for affordable housing, serving households with incomes that are below 80 percent of the area median income, two additional market rate lots shall be permitted."

Ms. Robinson said Habitat is open to partnerships with developers. The lot purchased in July is on West River Road and they hope to begin building later this year or early next year.

Vice Chair Hodges asked how homeowners can afford the taxes since they are based on market value and what prevents them from turning around and selling the home at the going market rate. Ms. Robinson said they include that in their calculations when determining the mortgage amount. Habitat places a soft lien on the property to prevent people from flipping their properties. She said they do not normally see that. They sometimes do restrictive deeds as well. Vice Chair Hodges asked what the shortest period is. Ms. Robinson said there is a minimum of 15 years before they'd have to pay back the difference.

Supervisor Garber asked how many people on Habitat's current wait list are from King William. Ms. Robinson said she doesn't know but she has received two applications for King William so far. Supervisor Garber asked the determining factor in who gets the home. Ms. Robinson said they do deep income verification; you must have lived or worked in the county for one year; they evaluate the person's current housing condition and debt to income ratio; and the candidate must commit to a one-year homeownership program and 200 hours of sweat equity.

Supervisor Garber said 24% of King William County homeowners and renters are income stressed, spending more than 30% of their income on housing.

Chairman Sluder asked the typical home payment. Ms. Robinson said \$600-900/month. He asked what happens if they become delinquent. Ms. Robinson said they use their own mortgage program and USDA. They follow the same process as anyone else who is delinquent. They educate homeowners on mortgage relief programs and do all they can to help prevent foreclosure.

Vice Chair Hodges asked if the home sale can be limited to a Hanover or King William resident. Ms. Robinson said Habitat can but not once it's resold. He said it places a lot on the school system.

Vice Chair Hodges asked if maintenance for the septic system is expensive. Ms. Robinson said they are required to get on a maintenance program and that is figured into their budget. Homeowners are ultimately responsible. He asked how often pumping was required. Ms. Robinson said it depends on size and usage.

Vice Chair Wagner asked how many homes Habitat builds each year. Ms. Robinson said it depends on how much land they can get. She said they built six in 2020 but it's normally around 3. They always have two homes in construction at any given time. Their goal is not to have a break in construction. She said she would love to be at 10 homes per year.

Chairman Moren asked if there is a more critical need for repair since they've done seven in the County already. Ms. Robinson said they did one in West Point of a HVAC system for a family with children with medical conditions whose unit went out. They do a lot of deck repairs, steps, rails, rotted doors/windows, leaking roofs, and fall hazards. They partner with local churches for ramps. Ms. Robinson said Habitat has a great partnership with King William's Department of Social Services.

Vice Chair Wagner asked where donations come from. Ms. Robinson said individuals, USDA, local foundations, and grants. She said Hanover County gives one utility tap fee, valued at \$14,000. DHCD sometimes has grants for infrastructure costs.

Chairman Sluder asked the typical household demographics. Ms. Robinson said over the last two years, two homes had 2 parents w/kids; 5 homes were single parents w/kids; and two were individuals.

Ms. Robinson said she appreciates the accessibility of King William County government.

4.b. Amendments to Zoning Ordinance – Sherry Graham, Director of Planning

Ms. Graham went over the proposed changes to the Zoning Ordinance.

Section 86-136 – Building exteriors – change approval from Zoning Administrator to Planning Commission unless façade consists of brick, stone, or hardi-plank siding for exteriors visible from US360 or VA30. This will take the burden off the Zoning Administrator. No public hearing would be required. An advisory committee was suggested. Supervisor Moskalski said he didn't like that idea. Supervisor Garber said it delays the process. Supervisor Moskalski said only outside those materials.

Vice Chair Hodges asked if a lot of current buildings are metal. Ms. Graham said yes. They would not be required to change.

Supervisor Garber asked what if they wanted to expand. Ms. Graham said it doesn't apply if the facing is more than 700 ft. back from the right of way. If the expansion were 1,200 sq. ft. or ½ the square footage of the existing building, it would have to comply. He asked what the new Dollar General will be. Ms. Graham said hardi-plank or brick.

Vice Chair Hodges said we don't want to restrict economic development. Chairman Sluder said the purpose of this is to give them an option. Ms. Graham said they don't want to see storage-type metal buildings in the County's main corridors. They want to make sure it's attractive.

Chairman Moren asked the steps after tonight. Ms. Graham said a Public Hearing with the Planning Commission followed by a Public Hearing with the Board of Supervisors.

Vice Chair Hodges asked if it's a tremendous increase in cost. Commissioner Kellum said for stone or brick, yes. There are also decorative metals.

Vice Chair Wagner said the previous Board of Supervisors made it a Transportation Corridor Overlay District (TCO) in order to improve the corridor.

Vice Chair Hodges asked if it would include warehouses. Ms. Graham said yes, if they are in the TCO.

Supervisor Garber said it could be a deal-killer for large warehouses. Vice Chair Wagner said they would generally be in an industrial park and not in the TCO.

Chairman Sluder said the Planning Commission came up with these materials after much discussion and it can include more materials. They just don't want something that looks inferior.

Commissioner Kellum said there are more attractive steel products. The Board would be well-served to have uniformity now.

Supervisor Garber said some steel should be included in the approved list. Vice Chair Hodges asked the correct verbiage. Supervisor Garber said there could be specific guidelines for storage places.

Supervisor Greenwood said Dixon's Automotive, currently under construction, is metal and brick and looks very nice.

Commissioner Kellum said to keep in mind that as you rezone, existing buildings don't have to adhere to the TCO.

Supervisor Moskalski suggested using the list of materials New Kent County has in their ordinance. Commissioner Kellum agreed it was better language.

Chairman Sluder said we can also list what we don't want.

Supervisor Moskalski said we don't want to be overly restrictive and have to walk it back again. We should use a more expansive list or list what's disallowed.

Vice Chair Wagner said the New Kent list sounded good.

Commissioner Kellum asked if natural wood siding would be allowed. He said we need to be open to attractive metal products.

Section 86-151.1 – Agriculture, private use – new language regarding private stables, livestock housing facilities, and poultry coops was discussed.

After discussion, the following changes were requested:

- Remove “and at least 300 feet from any adjacent property owner’s residence” in Paragraph 1.
- Change 100 ft. to 50 ft. in Paragraph 3 and remove “at least 300 feet from any adjacent property owner’s residence.”

Section 86-438 – Exempt subdivisions

After discussion, the following changes were requested:

- 2. Change to “immediate family”.
- Add 3. If the property can be subdivided into the minimum allowable, it is allowed on a lot of 50 acres or more.

Section 86-456 – Cluster subdivisions – increase minimum lot size from 30,000 to 40,000 if the lot is not served by either public water or sewer.

After discussion, the following changes were requested:

- For cluster subdivisions, make the same requirements as on a conservation lot if it’s allowed by State Code. (Would like one house allowed on conservation parcel.)

Modifications to front yard regulations

After discussion, the following changes were requested:

- 2nd paragraph – “For any size lots where the rear ...”

Section 86-245 – Kennel, private – 2. Provide a setback of at least 300 feet from any residence not on the associated parcel.

After discussion, the following changes were requested:

- Remove sentence 2.

Special Events and Event Venues – new definition language for private special events.

After discussion, the following changes were requested:

- Definition of Special Event: remove “weddings, family reunions”
- Definition of Special Event-Private: rewrite first sentence to read, “A private event that is invitation-only.”

Section 86-294 – landscape buffer – “including a six-foot high berm”

After discussion, the following changes were requested:

- 1. Change to read, “A landscape buffer which may also include a three-foot high berm ...” and change minimum height of undulating berms from six feet to three feet.

Definition – Industry, medium – new language.

After discussion, the following changes were requested:

- Add some examples of what might be considered “obnoxious or offensive activities.”

Article VII, Section 86-140 – additions regarding water tower and addition of number 9.

After discussion, the proposed language was approved.

Section 86-460 – Major Subdivisions – add requirement for driveways to have concrete aprons.

After discussion, the following changes were requested:

- Add, “Per the Utilities Manager, ...”

Ms. Graham said she would like to schedule the Planning Commission and Board of Supervisors Public Hearings for these matters.

The general consensus of the Board was to move forward with the Public Hearings.

Agenda Item 5. BOARD OF SUPERVISORS’ REQUESTS

There were no requests.

Agenda Item 6. ADJOURN OR RECESS

Planning Commission Chairman Sluder adjourned the Planning Commission meeting.

Supervisor Moskalski made a motion to adjourn the meeting; seconded by Vice Chair Hodges. With no discussion or opposition, the meeting was adjourned.

COPY TESTE:

Edwin H. Moren, Jr., Chairman
Board of Supervisors

Christine H. Branch
Deputy Clerk to the Board of Supervisors

ATTACHMENT A

Affordable Housing in King William County



The median cost of homes in King William has increased over 50% since 2016

King William County, VA Housing Market 📍

In June 2022, the median listing home price in King William County, VA was \$325K, trending up 22.5% year-over-year. The median listing home price per square foot was \$180. The median home sold price was \$305K.

Median Listing Home Price vs. Median Home Sold Price

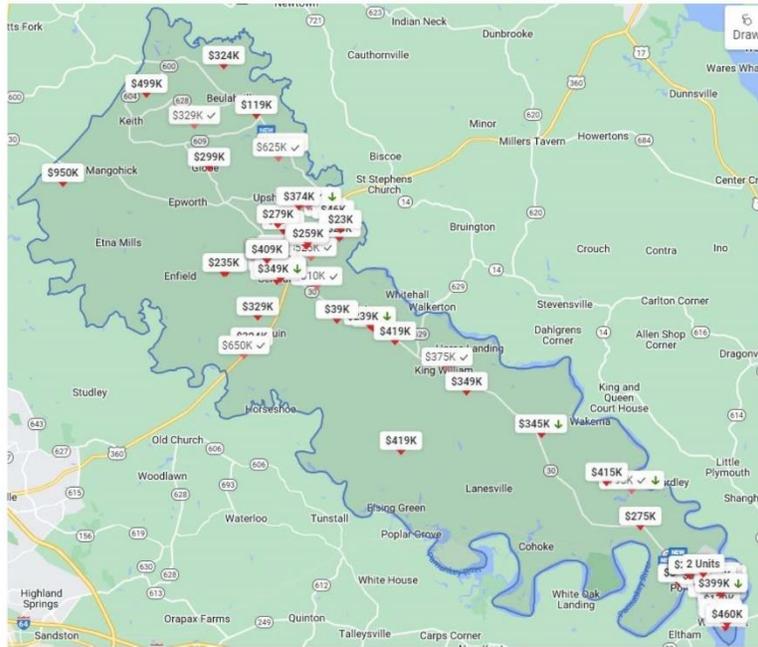


Sale-to-List Price Ratio: 102.95%

Homes in King William County, VA sold for 2.95% above asking price on average in June 2022.

Source: https://www.realtor.com/realestateandhomes-search/King-William-County_VA/overview

Most homes for sale in King William are listed for \$350,000 to \$450,000



Source: <https://www.realtor.com>

Increases in home prices continue to outpace wage increases



**Our affordable home program creates
successful homeownership**



**Without supportive zoning, it is increasingly
difficult to build affordable homes**



Cluster subdivisions with an affordable housing density bonus are critical

Sec. 86-456. Cluster subdivisions.

1. *Intent.* Cluster subdivisions may be developed only on tracts of 20 acres or more and at least 70 percent must be reserved as permanent conservation areas. These subdivisions are designed to protect the heritage of agricultural areas by promoting permanent open space and encouraging the thoughtful clustering of housing that is compatible with the rural

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King William County Zoning and Subdivision Ordinance

environment. They must be located and designed in compliance with the comprehensive plan and land use ordinances.

2. *Improvements.* Cluster subdivisions shall comply with all requirements outlined in Section 86-454 in this Ordinance, with the following modifications:

- a. *Number of lots.* Cluster Subdivisions are allowed one lot per 5 acres.

- i. If the subdivision utilizes public water and sewer, then a 30 percent increase in the number of lots shall be permitted.

- ii. For every three additional lots that are dedicated for affordable housing, serving households with incomes that are below 80 percent of the area median income, two additional market rate lots shall be permitted.

- b. *Lot area.* Lots shall have a minimum lot size of 15,000 sf for lots served by both water and sewer, 20,000 sf if lots are served by public water or public sewer only and 30,000 sf if the lot is not served by either public water or public sewer. Lots served by a private septic must accommodate an approved septic field with a 100 percent reserve field or other approved onsite wastewater or discharge system as approved by VDH or appropriate state agency.

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ATTACHMENT B

Transportation Corridor Overlay District

- Current – Building Exteriors. Building exteriors visible from U.S. Highway 360 or State Highway 30 shall be approved by the Zoning Administrator.
- **Proposed** – Building Exteriors. Building exteriors visible from U.S. Highway 360 or State Highway 30 shall consist of brick, stone, or hardi-plank siding unless approved by the Planning Commission prior to zoning approval.

Agriculture, private use Section 86-151.1

Proposed

- Private stables and other facilities used for keeping horses or livestock shall be at least 100 feet from all property lines and at least 300 feet from any adjacent property owner's residence. The setbacks do not apply to fencing or pasture.
- Private stables and other livestock housing facilities used for keeping horses or livestock must be located on a lot in the agricultural or rural residential zoning district that is at least five acres in size. On a five-acre lot in the agricultural or rural residential zoning district, there may be up to a total of two of any of the following animals: horses, ponies, cows, or a total of five of any of the following animals: sheep, goats, swine, llamas, or alpacas. For every acre in addition to the first five acres, there may be a total of one additional; horse, pony, cow, or a total of three sheep, goats, swine, llamas, or alpacas. This limitation does not apply to lots ten acres or larger in an agricultural-conservation zoning district.
- Poultry, including fowl, ducks, and other birds kept for the production of eggs for domestic consumption, specifically excluding roosters, geese, guinea fowls, turkeys and peafowl, may be permitted in the R-1 Suburban-Residential zoning on parcels less than five acres in size provided there are no more than ten birds per parcel as a by-right use, however, the birds must be kept in a coop and shall not be permitted to free-range. In order to have more than ten birds and/or any roosters, geese, guinea fowls, turkeys and peafowl, a conditional use permit shall be required. Any coop housing the birds must be located a minimum of 100 feet from the adjacent property line and at least 300 feet from any adjacent property owner's residence. No coop or pen housing the birds shall be located in the front yard.

Exempt Subdivisions, Section 86-438

(Proposed changes in red)

- c. Every lot abuts an existing **primary or** secondary highway.
- Note: Under the new ordinance, Single lot, Minor residential, Farmstead, allow access to a primary or secondary highway
- 2. Any further subdivision of a previously exempted lot pursuant to this exemption shall constitute a major subdivision **except for family divisions** and shall be subject to all applicable governing ordinances and requirements.
- **One dwelling is permitted in the Conservation Area.**

Cluster Subdivision, Section 86-456

(Proposed changes in red)

2. Improvements. Cluster subdivisions shall comply with all requirements outlined in Section 86-454 in this Ordinance, with the following modifications:

- a. Number of lots. Cluster Subdivisions are allowed one lot per 5 acres.
- b. Lot area. Lots shall have a minimum lot size of 15,000 sf for lots served by both water and sewer, 20,000 sf if lots are served by public water or public sewer only, and ~~30,000~~ **40,000** sf if the lot is not served by either public water or sewer.

Modifications to Front Yard Regulations

(Proposed changes in red)

- **Accessory buildings and structures shall not be constructed in a front yard on a lot that is less than five acres. An accessory building may be constructed in a front yard on a lot that is five acres or more provided that the requirements for front yard setbacks in Article VI are met and the size of the accessory structure does not exceed 50% of the first floor area of the main dwelling, and not located directly in front of the primary dwelling, and in conformity with all other applicable provisions of this ordinance.**
- **For lots located in the Resources Protection Area, accessory buildings and structures may be located in a front yard in order to be located outside of the Resources Protection Area.**

Accessory Dwelling Unit, Section 86-154

(Proposed changes in red)

- 3. An accessory dwelling that is detached shall be no more than 800 gross square feet **unless a conditional use permit has been approved.**

Kennel, private – Section 86-245

(Proposed changes in red)

- All private kennels must:
 1. Provide a setback of at least 100 feet from the property lines;
 2. Provide a setback of at least **300** feet from any residence not on the associated parcel;
 3. Provide screening that is approved by the Zoning Administrator that visually blocks the front and closest side property lines.

Special Events and Event Venues

(Proposed changes in red on next slide)

- Current Definition of Special Event: Definition of Special Event: *Special event* means circuses, fairs, carnivals, festivals, weddings, family reunions or other types of special events that:
 - 1. Run for no longer than two weeks
 - 2. Are intended to or likely to attract substantial crowds
 - 3. Are unlike the customary or usual activities generally associated with the property where the special event is to be located.

Proposed Definitions/Requirement For Special Event

- Definition of Special Event-Private: A private event such as a birthday party, wedding, family reunions that is for invite-based only.
- Definition of Special Event-Public: An event such as a circus, fair, carnivals, festivals which is advertised to the public.
- Definition of Special Event-Charity or Religious: An event such as a fund raiser held by a non-profit organization or a church affiliation.
- ☐ Special events for public and charity/religious events require a zoning permit.

Event Venue, Section 86-191

- Current Definition of Event Venue: *Event venue* means a location that hosts affairs, including but not limited to, banquets, dinners, parties, weddings, and the like for up to three consecutive days, for which attendance is permitted only by invitation or reservation.

Event venues shall comply with the following general standards:

- 1. Structures used for an event in whole or in part and requiring a building permit by King William County code must have a valid certificate of occupancy prior to use.
- 2. The minimum yard setbacks for the district shall apply to all structures, including but not limited to, tents and portable toilets that are used in whole or in part for the event.
- 3. Parking may be provided on a pervious or impervious surface. If the parking area is on grass or in a field, the applicant shall reseed or restore the parking area within 30 days of the event.
- 4. The private water supply and onsite sewage system serving the event shall be approved by the Virginia Department of Health.
- 5. Temporary improvements to accommodate the event, such as but not limited to tents and portable toilets, must be removed within 48 hours of the event's cessation.
- 6. Signs advertising the event must comply with the sign article of this ordinance.
- 7. Lighting for the event must comply with the exterior lighting standards article of this ordinance.
- 8. There shall be no outdoor use of amplified sound later than 9:00 p.m. on Sundays through Thursdays or later than 10:00 p.m. on Fridays or Saturdays.
- 9. The Zoning Administrator must be notified at least 30 days prior to each event.
- An event venue is permitted with approval of a CUP. The matrix does not address special events.

Temporary Sales

Note: Was removed from the ordinance in 09/21-Black is from ordinance prior to 9/21 and red is modifications added

Temporary Sales

- Under the old ordinance:
 - Temporary stands, or outdoor areas for sale of Christmas trees, and the like. (Permitted in B-1, B-2, M, and in the A-C district with approval of a CUP. **not to exceed ninety (90) days.**
 - Temporary stands for sale of fireworks not to exceed **fourteen** ~~ten~~ days per calendar year. (Permitted in B-1 and B-2)
 - Temporary open-air stands for seasonal sales of products raised on the premises. (Permitted in A-C, B-1, B-2, and M)
 - **Temporary sales require a zoning permit.**

Industrial

Proposed changes in red or struck through

- *Industry, heavy*, means manufacturing with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in manufacturing or other processes
- ~~●~~ *Industry, light*, means ~~processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, and the like. Uses may include, but are not limited to, a machine shop, the manufacturing of apparel, electrical appliances, electronic equipment, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, paper products (but not the manufacture of paper from pulpwood), musical instruments, medical appliances, tools or hardware, plastic products (but not the processing of raw materials), pharmaceuticals or optical goods, bicycles, any other product of a similar nature.~~
 - **Industry Light: Means buildings not more than one story in height and not exceeding 10,000 square feet. Light industrial means the indoor manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, which does not produce noise, odors, vibration, hazardous waste materials, or particulate that will disturb or endanger neighboring properties. Examples of light industrial uses include materials testing laboratories, assembly of data processing equipment, contractor offices, cabinetry work, machine shops, management services, photocopying services, software publishing/production, engineering/architectural services, and electronic/computer component production.**

Industrial Cont.

Proposed changes in red or struck through

- ~~●~~ *Industry, medium*, means goods which are generally mass produced from raw materials on a large scale through the use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Medium industry produces moderate external effects such as smoke, noise, soot, dirt, vibration, odor, and the like.
- **Industry, Medium**: Means an industry in which 25 to 100 employees work. A development which would be considered to be a light industrial use except that the development may not be able to co-exist compatibly in proximity to other uses or population concentrations due to the potential for obnoxious or offensive activities; an adverse environmental impact beyond the immediate site of the medium industrial use; the potential for significant toxic or noxious by-products such as air or water-borne emissions which may be offensive or hazardous to human health, safety or well-being; the storage of toxins, flammable or explosive products in significant quantities; or large-scale outdoor storage that is unsightly or visually offensive.

Landscaping Buffer, Section 86-294

Proposed changes in red

- A landscape buffer **including a six-foot high berm** shall be required where a commercially or industrially zoned development abuts an agricultural or residential zoning district, or where multi-family residential development abuts any property zoned A-C or R-R. Landscape buffers shall be approved by the Zoning Administrator during the site plan process.
- When the buffer includes undulating berms, the berms shall have a minimum height of six (6) feet and a gradient of no more than 3:1. No berms shall be located within the sight distance triangle at each entrance to the site. Where such berms are provided, there shall be a fifty-percent reduction in the number of required trees within the thoroughfare buffer, with such credit being calculated at the rate of two hundred (200) square feet of canopy per tree as shown in the King William County tree canopy chart; shrubbery shall be provided according to the requirement specified above.

Landscaping Buffer, Section 86-294

Proposed changes in red

- A landscape buffer **including a six-foot high berm** shall be required where a commercially or industrially zoned development abuts an agricultural or residential zoning district, or where multi-family residential development abuts any property zoned A-C or R-R. Landscape buffers shall be approved by the Zoning Administrator during the site plan process.
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Landscaping Buffer, Section 86-294

(Proposed changes in red)

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- **When the buffer includes undulating berms, the berms shall have a minimum height of six (6) feet and a gradient of no more than 3:1. No berms shall be located within the sight distance triangle at each entrance to the site. Where such berms are provided, there shall be a fifty-percent reduction in the number of required trees within the thoroughfare buffer, with such credit being calculated at the rate of two hundred (200) square feet of canopy per tree as shown in the King William County tree canopy chart; shrubbery shall be provided according to the requirement specified above.**

Standards for trees and shrubs used in buffers.

Minimum standards for trees and shrubs used in buffers:

Tree and Shrub Sizing Table:

Type	Minimum height at maturity (in feet)	Minimum width at maturity (in feet)	Minimum size at time of planting
Evergreen trees	15'	8'	6' in height
Small deciduous trees	15'	None	Single stem: 1.5" in caliper (measured 2' from ground) Multiple stem: 10' in height
Large deciduous trees	35'	None	2" in caliper (measured 2' from ground)
Shrubs	4'	4'	2' in height

- 1. Sizes at maturity and any other matters related to whether a tree or shrub meets the requirements of this section shall be determined by reference to the American Horticultural Society, the Virginia Landscape and Nursery Association, or other industry-recognized standards applicable to Hardiness Zone 7.
- 2. Evergreen trees and shrubs must be of varieties that do not lose their lower branching structure as the trees and shrubs mature.
- 3. All newly installed landscaping shall be placed in mulched and stabilized planting beds of groups of three or more. In all other areas, ground cover shall be provided.
- 4. For buffers in which more than twenty (20) trees are required, no individual species shall exceed thirty percent (30%) of the total number of plants required within the buffer.
- 5. After submission of a preliminary site plan, the applicant shall set up an appointment with the Planning Department for an inspection of the proposed material to be saved.
 - a. Plant materials that are to be saved and used to meet the buffer requirements shall be clearly delineated on the landscape plan and marked in the field prior to the Planning Department's inspection.
 - b. A tree protection plan certified by a Landscape Architect, Certified Horticulturist or ISA Certified Arborist must be provided to the Planning Department prior to site plan approval.
 - c. Tree protection measures shall be installed, inspected, and certified by a Landscape Architect, Certified Horticulturist, or ISA Certified Arborist prior to land disturbance.

- 6. The number of required trees and shrubs for buffers may be reduced fifteen percent (15%) when all the trees or shrubs used to satisfy a listed requirement are native or drought-resistant. In order to qualify as a native or drought-resistant plant, the applicant must provide the following information with the site plan:
 - a. Documentation that the species is classified as drought-resistant in Hardiness Zone 7 or native to Virginia by the American Horticultural Society, the Virginia Department of Conservation and Recreation, or other industry-recognized standard;
 - b. Evidence that the conditions on the site are suitable for the cultural requirements of the species, including the current and future size of the tree or shrubs and the water and light requirements of the tree or shrub; and
 - c. Documentation that the species is not listed on the Virginia Department of Conservation and Recreation Invasive Species list.

Buffers for industrial uses.

When an I-1, I-2, or I-3 zoning district adjoins an A-C, R-1, R-R, B-1 or B-2-zoned district, a buffer shall be provided in accordance with the standards set forth in Table I or Table II below:

1. Table I: Standards for buffers utilizing all newly planted vegetation

Minimum depth of buffer (measured from property line)	40 foot wide buffer (minimum)	30 foot minimum width buffer (berm required)	20 foot minimum width buffer (no berm)
Minimum number of required trees and shrubs:	One tree for every five linear feet of buffer length and One shrub for every four linear feet of buffer length Note: No less than 30% and no more than 50% of the trees are to be evergreen	One evergreen tree per fifteen linear feet of buffer and One evergreen shrub per four linear feet of buffer Note: Trees and shrubs are to be planted on the berm	One evergreen tree per seven linear feet of buffer; One evergreen shrub per three linear feet of buffer; One small deciduous tree per twenty-five linear feet of buffer; and One large deciduous tree per fifty linear feet of buffer
Berm (if applicable)	n/a	Design: Undulating and serpentine Height: At least four (4) feet for a minimum of sixty percent (60%) of the length of the buffer* Slope: Maximum three to one ratio (3:1), unless otherwise approved by the Planning Department and the Department of Public Works.	n/a

- When a berm is used in an area that naturally contains a slope steeper than a ratio of 12:1 (8%), the Planning Department may require that the height of the berm be modified, and other design features adjusted so that the same screening effect is created as is intended by the Table I standards.

Minimum depth of buffer (measured from property line)	40 foot wide buffer (minimum)	20 foot minimum width buffer (no berm)
Minimum number of required trees and shrubs:	Same as listed for 40' wide buffer in Table I	Same as listed for 20' wide buffer in Table I, provided that at least thirty three percent (33%) of the existing plant material to be used toward buffer requirements shall be trees
Supplementation requirements for buffers using existing vegetation	Where the Table II buffers are denuded or void of existing vegetation ("gaps") for ten (10) or more linear feet or the existing stand of trees have no branches or understory growth lower than six feet from the ground, supplementation is required in the form of evergreen trees and shrubs planted as follows: <ol style="list-style-type: none"> 1. Placement can be a straight line staggered, 2. Trees shall be seven feet on center or less 3. Shrubs shall be three feet on center or less 	

- 1. Placement can be a straight line staggered,
- 2. Trees shall be seven feet on center or less
- 3. Shrubs shall be three feet on center or less

- 3. The following additional requirements shall apply to the buffers provided for in Tables I and II:
 - a. Existing vegetation used to satisfy buffer requirements shall comply with the minimum standards for trees and shrubs.
 - b. The Planning Department shall determine the suitability of existing vegetation for buffers and the necessity for supplemental plantings.
 - c. Prior to certificate of occupancy, all planted and preserved trees and shrubs shall be inspected to verify that the trees and shrubs are healthy and meet the minimum requirements set forth in this section.

**Article VII, use Matrix
Section 86-140 (page 104)**

Proposed changes in red

- Add in the Table of Uses by Category **under Water Tower as a permitted use in A-C and R-R.**
- Under the table add the following:
 - **9. The minimum lot size, area and setbacks do not apply to public utility lots owned or operated by the County.**

Section 86-460 Major Subdivisions

Proposed changes in red

➤ **2. Improvements**

c. All driveways must have a concrete apron that meets VDOT standards. The remainder of the driveway must consist of concrete with a minimum thickness of 4" or asphalt with a minimum thickness of 2" and a granular base aggregate of 6" to 8" in thickness. The driveway must be sloped towards the street to eliminate standing water.