



Board of Supervisors

1800 Sandy Hook Road Department: Environmental & Land Development Review
 Goochland, VA 23063 Category: Ordinance Amendment to Appendix A or B

Meeting: 07/03/18 03:00 PM

Prepared By: Debbie Byrd

Department Head: Debbie Byrd

**ADOPTED
 ORDINANCE**

(ID # 2823)

✓ Vote Record - Ordinance 2823						
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Meeting Cancelled <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> referred			Yes/Aye	No/Nay	Abstain	Absent
	Susan Lascolette	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manuel Alvarez	Secunder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Minnick	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON JULY 3, 2018, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

An ordinance to amend Article 7 of the Subdivision Ordinance, to clarify the access requirements for major subdivisions by relocating it, and to add a new section requiring two access points for any subdivision with 50 or more lots (Sec. 9.13); and to amend Article 21 of the Zoning Ordinance to add access requirements for multi-family developments (Sec. 18.6)

WHEREAS, Virginia Code §§ 15.2-1427 and 15.2-1433 enable a local governing body to adopt, amend, and codify ordinances or portions thereof; and

WHEREAS, Virginia Code §§ 15.2-2240, 15.2-2253, 15.2-2280, and 15.2-2286 enable a local governing body to adopt and amend zoning and subdivision ordinances; and

WHEREAS, the proposed amendments would clarify the maximum number of lots to be served by a cul-de-sac, and state the requirements for additional access points for a subdivision; and

WHEREAS, the proposed amendments would also address access point requirements for multi-family developments; and

WHEREAS, these amendments are required to serve the public necessity, convenience, general welfare, and are good zoning practices pursuant to Virginia Code § 15.2-2286(A)(7); and

WHEREAS, a public hearing was conducted on July 3, 2018, at 7:00 p.m. at the Goochland County Administration Building, Board Meeting Room 250, 1800 Sandy Hook Road, Goochland, Virginia 23063 after proper advertisement was made, as required by law.

NOW, THEREFORE, BE IT ORDAINED, that the Goochland County Code is hereby

amended and this ordinance is hereby enacted as follows:

1. Article 7, Section 9.7 (Culs-de-sac) of the Goochland County Subdivision Ordinance is hereby amended as follows:

9.7. *Culs-de-sac*. Streets (~~culs-de-sac~~), designed to have one (1) end permanently closed, shall have a maximum length of less than 3,000 ft. three thousand (3000) feet, to the beginning of the turnaround. Shorter culs-de-sac are recommended and encouraged. Each cul-de-sac must be terminated by a turnaround having a right-of-way of not less than 100 ft. one hundred (100) feet in diameter. ~~If a subdivision contains fifty (50) lots or more, it shall have at least two (2) outlets to existing secondary and/or primary roads.~~

2. Add Article 7, Section 9.13 (Subdivisions with 50 lots or more) to the Goochland County Subdivision Ordinance, as follows:

9.13. Required access points. Subdivisions shall provide road networks that adequately provide for continuity and interconnectivity of streets; routing options that distribute the traffic; access at all times; and proper extension to subsequent phases and development of adjacent property, by adhering to the following:

1. Any subdivision, or aggregate of smaller subdivisions, with a cumulative total of 50 or more single family lots shall have a minimum of two separate, permanent access points onto public roads that exist at the time of plat approval. A fire apparatus access road ("Emergency Access Only") shall not meet this standard.
2. All subdivisions shall be designed so that no individual street segment is the sole access to 50 or more lots.
3. The construction of additional accesses shall comport with the Zoning Ordinance, Article 21, Sections 18.10 and 18.12, and meet all requirements in the Goochland Fire Prevention Code regarding fire apparatus access roads.

3. Article 21, Section 18.6 of the Goochland County Zoning Ordinance is hereby amended as follows:

18.6. *Required improvements.* In furtherance of the purposes of this section and to assure public safety and general welfare, the ~~County~~ Departments charged with the responsibility for the review and approval of plans of development shall require each of the following improvements as fall within their respective assignments:

1. Designation of pedestrian walkways so that patrons may walk on the same from store to store, or building to building, within the site. This is not intended to require concrete walkways within the parking area.
2. Construction of vehicular travel lanes or driveways not less than 24 ft. twenty-four (24) feet in width which will permit vehicular travel on the site and to and from adjacent parking areas and adjacent property. Multi-family developments with more than 82 dwelling units shall have a minimum of two separate, permanent points of access onto public roads. Certificates of occupancy shall not be issued for any structures that cause the total number of dwelling units in the development to exceed 82 until the second access point is fully installed.

...

4. **Except as amended herein, all chapters, articles, sections, paragraphs, and provisions of the County Code are readopted in their entirety as if set forth herein.**
5. **This amendment shall take effect immediately upon adoption.**

A COPY ATTEST:

John A. Budesky, County Administrator
Gochland County Board of Supervisors