

ORDINANCE NUMBER 2018-44



AN ORDINANCE AMENDING SECTION 74-9, 74-39, 74-46, AND 74-71, CHAPTER 74 OF THE CITY CODE, SUBDIVISION ORDINANCE, OF WAYNESBORO, VIRGINIA

BE IT ORDAINED by the Council of the City of Waynesboro, Virginia, that, following public hearing, and after receipt of recommendations from the Waynesboro Planning Commission, amendments be made to Chapter 74, "Subdivision," of the City Code of Waynesboro, Virginia, to read as follows:

Sec. 74-9. Definitions.

Phased subdivision. A preliminary plat is approved for the entire property, and for which two or more final plats, individually pertaining to less than the entire property, are submitted sequentially for review and approval.

Sec. 74-39. - Public Improvement Plan procedures.

f. Phased subdivisions. Public improvement plans for phased subdivisions shall designate which public improvements will be constructed as part of each phase. At the request of the applicant and for good cause shown, the subdivision agent may approve changes to the phasing of public improvements, provided that any such change shall not materially delay the completion of road or utility connections or the construction of major public improvements that serve prior-constructed phases of the subdivision.

Sec. 74-46. – Standards for Major Subdivision preliminary plats.

(18) For phased subdivisions, the preliminary plat shall show a phasing plan designating the order and scope of each phase of the project and designating which public improvements will be constructed as part of each phase.

Sec. 74-71. – Design standards for new streets and alleys.

(u) For phased subdivisions, street and utility capacity and connectivity for each phase shall provide an acceptable level of service to the initial phase(s) of the subdivision. The city engineer or his designee may require a traffic impact analysis for one or more phases.

INTRODUCED: ON JUNE 11, 2018 BY COUNCILMAN JEFF FREEMAN

ADOPTED: ON JUNE 25, 2018

EFFECTIVE: JULY 5, 2018

/s/ Julia Bortle

CLERK

/s/ Bruce Allen

BRUCE ALLEN, MAYOR