

Great Bridge Historic Gateway Overlay District

PLN-TXT-2019-011



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Great Bridge Historic Gateway Overlay District

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1. Statement of Need

The intention for the proposed Great Bridge Historic Gateway Overlay District, particularly as it relates to the Causeway and Great Bridge Business Character Districts, is not to overdevelop these districts, but rather to help ensure that future development and redevelopment activities are compatible with the historic and cultural amenities contained within the Historic Battlefield Character District.

2. Background

2.1 History

The Great Bridge Historic Gateway Overlay District includes several sites listed on the National Register of Historic Places and the Virginia Landmarks Registry. The two sites, the Albemarle and Chesapeake Canal Historic District and the site of the Great Bridge Battle (Battlefield), are located in the Historic Battlefield Character District of the Overlay

The Albemarle and Chesapeake Canal Historic District was listed on the Virginia Landmarks Registry in 2002 and the National Register of Historic Places in 2004. It is part of the Atlantic Intracoastal Waterway and carries both recreational and commercial boat traffic. The 9.1 mile long and 90 foot wide Virginia Cut of the Albemarle and Chesapeake Canal, which connects the Southern Branch of the Elizabeth River to the North Landing River, was constructed in 1859. The Albemarle and Chesapeake Canal was one of the first canals to be designed for steam-powered vessels. It was also the first canal in Virginia to be built entirely by steam dredging, rather than by hand. The Canal was under Union control during the Civil War but remained intact after the war.

There are eleven (11) contributing resources to the Albemarle and Chesapeake Historic District and eight (8) non-contributing resources. Eight (8) of the contributing structures, built between 1917 and 1948, are on the Army Corps of Engineers Reservation; these structures include auto storage, vehicle repair shops, a machine shop, warehouses, shops, sheds, and an office. The North Landing Bridge also contributes to the Albemarle and Chesapeake District; however, it is located on the Atlantic Intracoastal Waterway between the border of Chesapeake and Virginia Beach, outside the boundaries of the Great Bridge Historic Gateway Overlay District. The final two (2) contributing resources to the Albemarle and Chesapeake Canal Historic District include the Great Bridge Lock and the Battlefield site.

The Great Bridge Lock is located at the western end of the Virginia Cut of the Albemarle and Chesapeake Canal. Its primary function is to prevent saltwater intrusion from the Southern Branch of the Elizabeth River into the freshwater of the North Landing River and to control tidal currents from these two rivers. The first Great Bridge Lock was built by the Albemarle and Chesapeake Canal Company in 1859. The original Great Bridge Lock survived until 1917, when the Canal was widened. There was no lock for fifteen years until the new Great Bridge Lock was completed on June 16, 1932.

The Great Bridge Battle site (Battlefield) was individually listed on the Virginia Landmarks Registry in 1971 and the National Register of Historic Places in 1973. It is also a contributing resource to the Albemarle and Chesapeake Canal Historic District. The Great Bridge Battlefield is the site of the first military engagement in Virginia for the American Revolutionary War. The Battle of Great Bridge, from which the community of Great Bridge derives its name, was fought on December 9, 1775. The battle ended in victory for the American Patriots and forced the retreat of Virginia Royal Governor, Lord Dunmore, and his British troops. A re-enactment of the Battle of Great Bridge is held every year in

December near the site of the original battle. In the fall of 2019, the Great Bridge Battlefield and Waterways History Foundation opened a museum and visitor center, dedicated to preserving the history of the Battle of Great Bridge and the Albemarle and Chesapeake Canal, in the Great Bridge Battlefield and Waterways Historic Park.

2.2 Past Studies/Planning Efforts

The Great Bridge Village Design Guidelines was adopted by City Council in December 2008. In part, a catalyst for the study was the replacement of the Great Bridge Bridge in 2001, which fostered the realization by the City of the numerous development and redevelopment opportunities the Great Bridge Village had to offer. With these opportunities in mind, the City arranged for the preparation of a Master Plan of Great Bridge Village in 2005, with the following objectives: provide protection and recognition of the Great Bridge Battlefield of 1775; incorporate plans for a visitor center; provide compatible economic development opportunities; protect and enhance the area's natural resources; capitalize on the waterways; identify strengths, weaknesses, opportunities and threat to the Great Bridge Village neighborhoods; and establish design and land use guidelines. To this end, the Great Bridge Battlefield & Waterways History Foundation prepared and submitted to the City a report entitled "Architectural Review Study for Great Bridge Village" in September 2007. Additionally, a further in-depth SWOT analysis of the Causeway District, along with a compilation of stakeholder input for the Great Bridge Village Plan, was performed by a Planning intern in 2009.

Strengths, Weaknesses, Opportunities, and Threats (SWOT Analysis)

Strengths:

- Rich history
- Water accessibility
- Perception of safe community
- Diversity of land use
- Distinct character

Weaknesses:

- Lack of diverse destination amenities, especially for transient boaters. e.g. lodging
- Lack of consistent, identifiable architectural themes in current buildings
- Lack of wayfinding and landmark signage
- Poor multi-modal transportation options, especially for pedestrians

Opportunities:

- Create a unifying architectural style
- Strengthen the core Great Bridge Village as a destination place
- Develop public-private partnerships for development and redevelopment
- Create pedestrian interaction with the waterfront

Threats:

- Lack of enforceable design standards
- Inconsistent and/or incompatible architecture and land uses
- Lack of clear identify or direction for Causeway and Great Bridge Business Districts
- Unsafe pedestrian crossing options in Causeway District

Given the commercial, historic, and recreational importance of the waterways in and around the Great Bridge Village, various studies were conducted for evaluation and remediation of derelict vessels, as follows:

- “Elizabeth River Derelict Structure Inventory,” Virginia Marine Resources Commission, January 1997
- “An Historical and Architectural Assessment of the Remains of Derelict Vessels Abandoned in the Southern Branch of the Elizabeth River in the City of Chesapeake, Virginia,” Tidewater Atlantic Research, Inc., October 1999
- “An Historical and Archaeological Assessment of the Remains of Derelict Vessel SB-77 Abandoned in the Southern Branch of the Elizabeth River in the City of Chesapeake, Virginia,” Tidewater Atlantic Research, Inc., March 2000
- “Recordation of Three Historic Watercraft Southern Branch of the Elizabeth River Chesapeake, Virginia,” Pan-American Consultants, Inc., April 2005
- “City of Chesapeake, Virginia Underwater Salvage and Pollution Control Plan of Derelict Vessels from the South Branch of the Elizabeth River,” RM Underwater technologies, Inc., circa 2004

2.3 Development Activity

The Great Bridge Village, and in particular the Historic Battlefield District, has long been a center of trade, focused on the junction of key roadways and waterways. The area has evolved slowly, from a rural colonial village to a suburban, residential development pattern with supporting local business and retail. Despite its rich history, the Great Bridge Village has developed in an inconsistent pattern through the years, resulting in commercial areas that are disconnected from the waterways and surrounding neighborhoods.

Outside the recent completion of the Great Bridge Battlefield and Waterways Visitor Center, there has not been any significant new development in the core study area in decades. There still exists many commercial and retail uses in the core study area, although they have declined in number and variety. Thrift stores, pawn shops, and other lesser commercial activities have begun to proliferate as commercial vacancies become increasingly difficult to fill. Interest in restaurants continue to be strong, particularly those with waterfront dining.

3. Existing Conditions Description

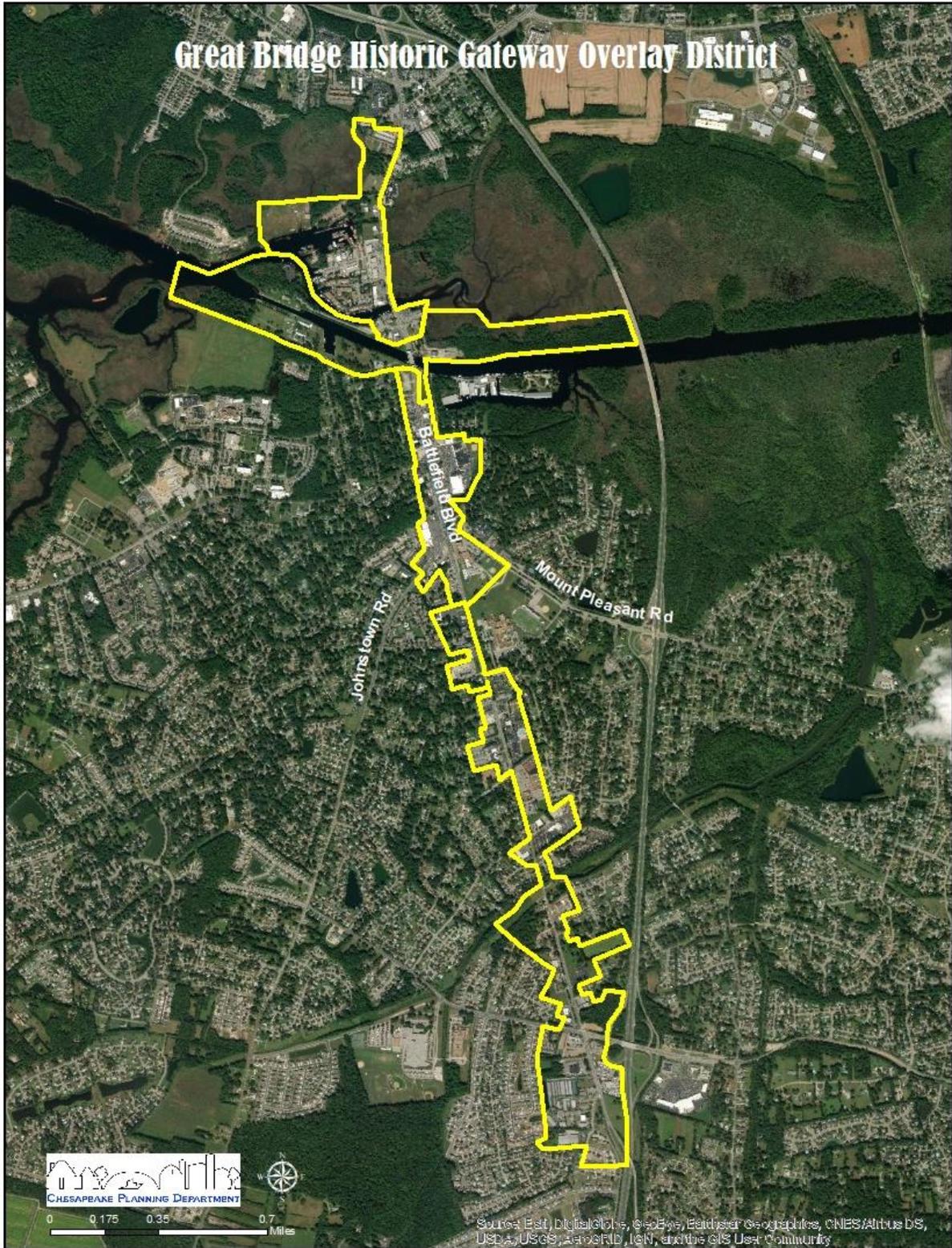
3.1 Description of Study Area

The Great Bridge Historic Gateway Overlay District is comprised of four character districts: the Causeway, the Historic Battlefield, the Great Bridge Business, and the South Gateway Character Districts (see section 6.2). There are 507 parcels totaling 459 acres within the Causeway Character District (86 ac), Historic Battlefield Character District (106 ac), Great Bridge Business Character District (115 ac), and South Gateway Character District (152ac). Multiple properties are owned by a single owner, including the City of Chesapeake with 14 properties. Land use patterns in the core part of the Overlay District have historically been influenced by the natural features such as tidal creeks and marshes, as well as man-made features such as the Intracoastal Waterway, Albemarle and Chesapeake Canal, Great Bridge Locks, and Great Bridge Bridge.

As illustrated in the map below, the approximate boundaries of the Great Bridge Historic Gateway Overlay District begin just north of Northfield Street and includes the properties west of Battlefield Boulevard North, including the properties fronting on Tilden Avenue, Billy Flora Way, Wayne Avenue, and Watson Road. Additionally, the Overlay District includes the public properties to the east and west of Battlefield Boulevard, along the Albemarle and Chesapeake Canal, near the Great Bridge Bridge. These properties include the Great Bridge Lock Park, properties north of Reservation Road, and properties in the Great Bridge Battlefield and Waterways Historic Park. The Overlay District continues south across the Great Bridge Bridge to include properties fronting on Battlefield Boulevard South, including properties near the intersections of Battlefield Boulevard South with Johnstown Road and Mount Pleasant Road and Hanbury Road. Finally, the Overlay District terminates just south and west of the intersection of Battlefield Boulevard and the Chesapeake Expressway (see the Great Bridge Historic Gateway Overlay District map).

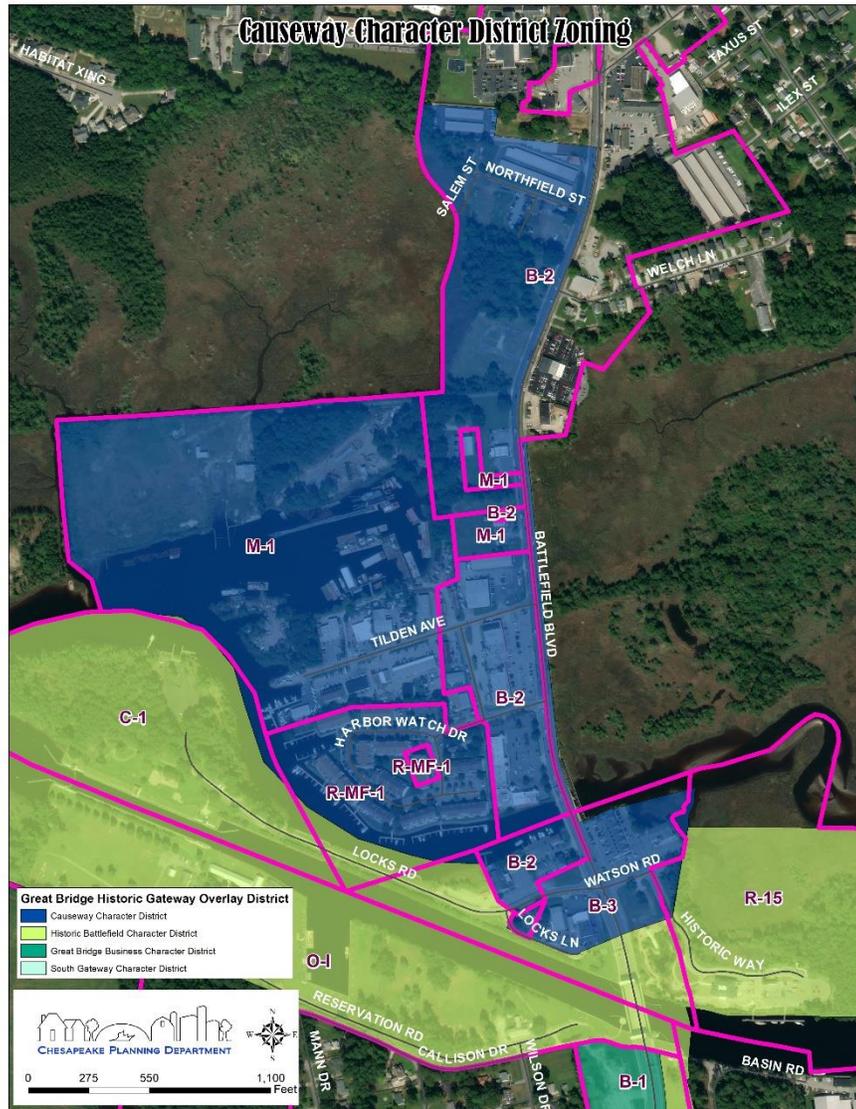
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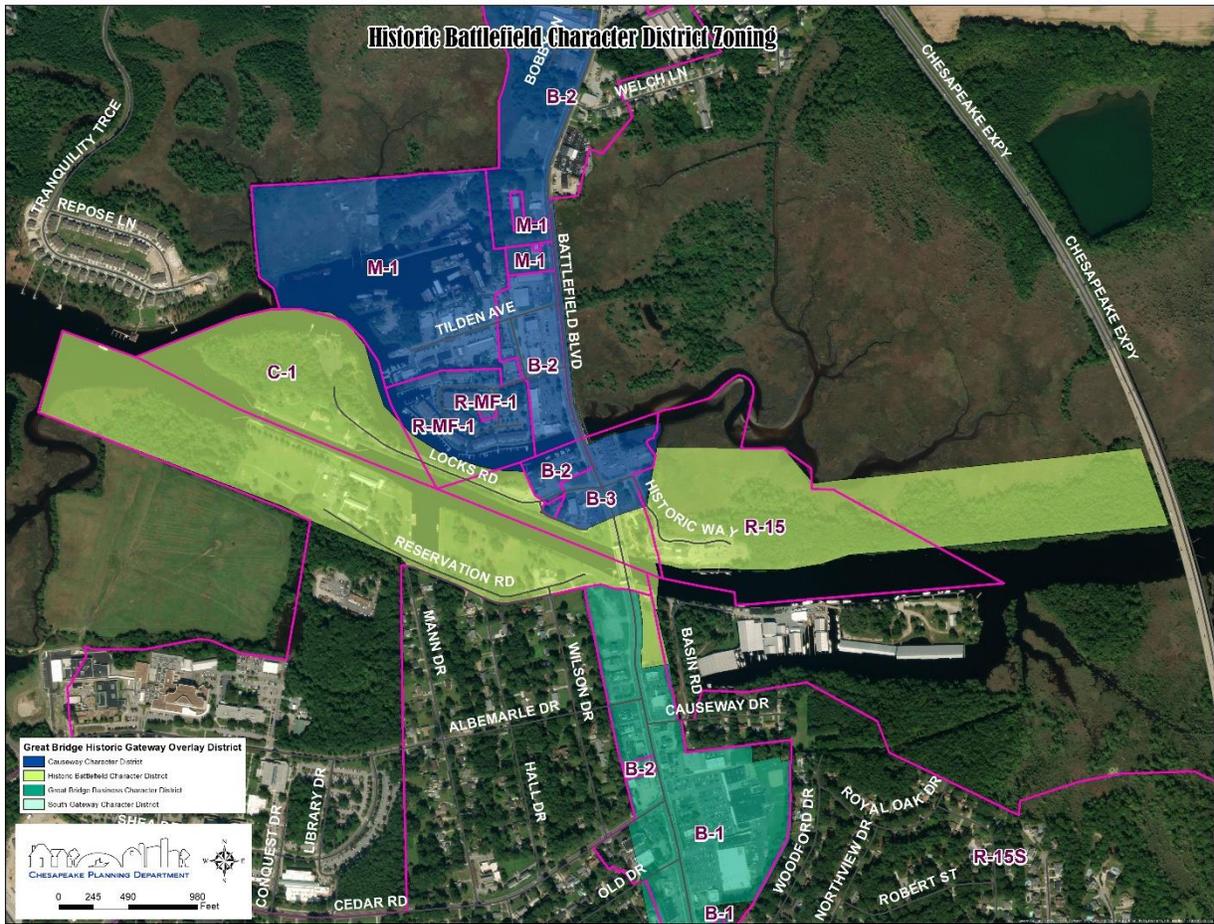
Great Bridge Historic Gateway Overlay District



The approximate boundaries of the Causeway Character District begin just north of Northfield Street. The boundary continues south along Battlefield Boulevard North to include properties to the west, such as those properties fronting on Tilden Avenue, Billy Flora Way, and Wayne Avenue. The District terminates just south of Watson Road. There are two zoning districts in the Causeway Character District, the B-2 General Business District and the M-1 Light Industrial District (see Causeway Character District Zoning Map).

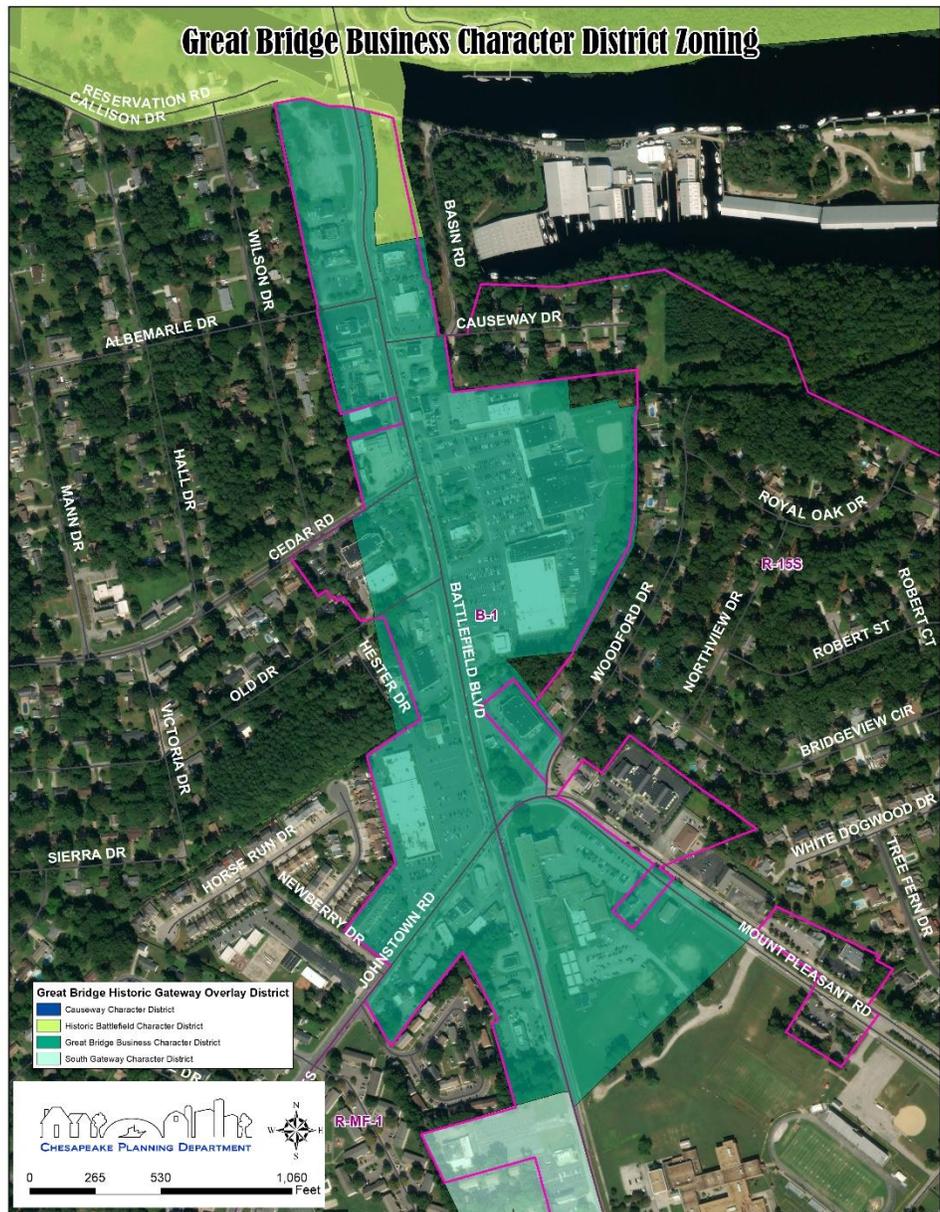
Land uses in this District include light industrial, attached condominiums, and shopping centers with a mix of restaurants, offices, and retail. Four public properties are owned by the City of Chesapeake, including two properties on Historic Way and pump stations on Locks Road and Tilden Road.





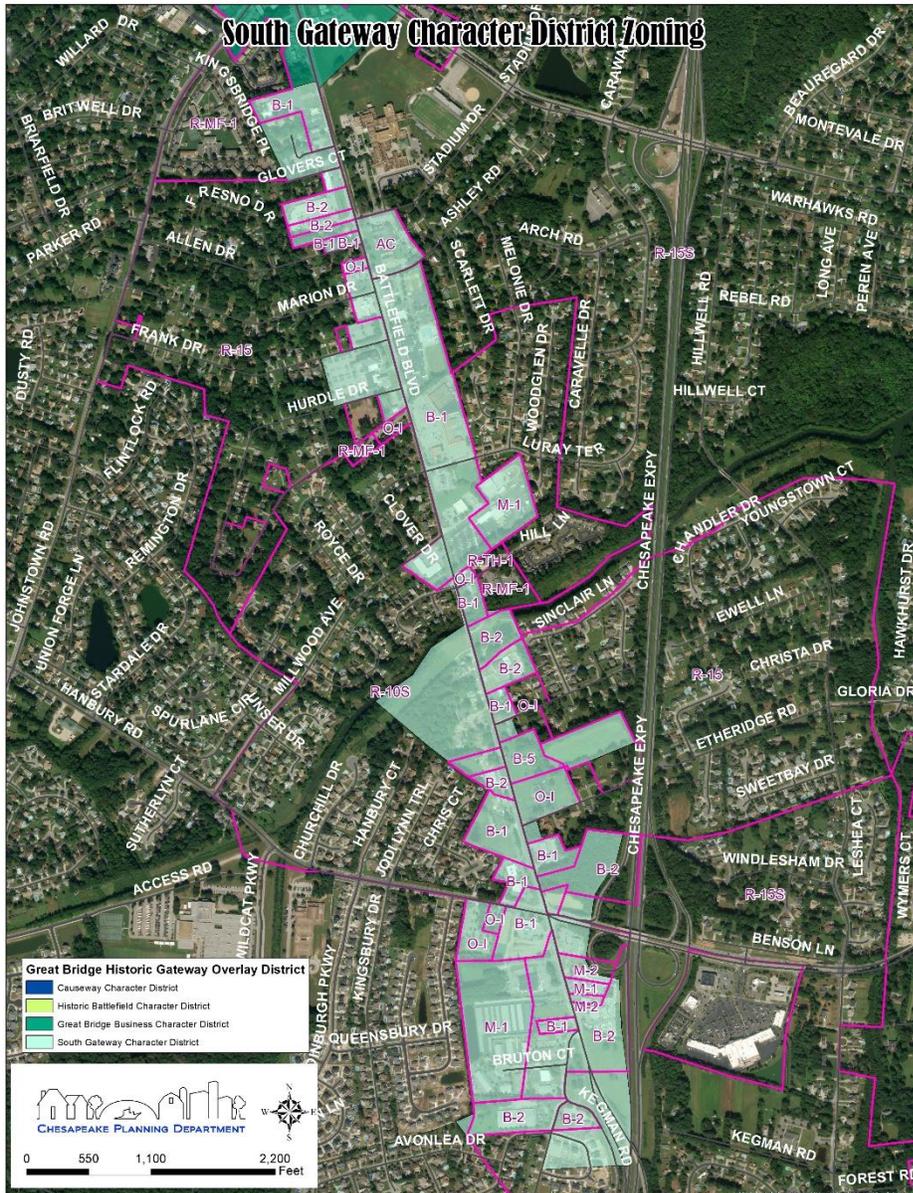
The approximate boundaries of the Historic Battlefield Character District, from west to east along the Albemarle and Chesapeake Canal, includes twelve public properties owned by the Army Corps of Engineers (ACOE) and the City of Chesapeake. Some parcels owned by the ACOE in this area are leased by the City of Chesapeake for public park use. These properties include the Great Bridge Lock Park, properties north of Reservation Road, the site of the Battle of Great Bridge, and properties in the Great Bridge Battlefield and Waterways Historic Park. The Historic Battlefield Character District contains a mix of zoning districts, including the C-2 Conservation District, R-15 Residential District, O-I Office and Institutional District, R-MF-1 Multifamily Residential District, and B-3 Highway Business District (see Historic Battlefield Character District Zoning). The land uses in this District include the Battlefield and Waterways Visitor Center, trails, water recreation, park lands, and other conservation uses.

The approximate boundaries of the Great Bridge Business Character District begin just south of Reservation Road before the Great Bridge Bridge. The District continues south along Battlefield Boulevard where it terminates just south of the intersection with Battlefield Boulevard South and Johnstown Road/Mount Pleasant Road. The Great Bridge Business Character District contains the B-1 Neighborhood Business Zoning District (see Great Bridge Business Character District Zoning). Three public properties, south of the intersection of Battlefield Boulevard and Mount Pleasant Road, are the location for the Chesapeake Public Schools Educational Services Center, including the three-story Great Bridge School. The land uses in this area a school and other low-density commercial uses such as seated dining, fast food restaurants, shopping centers with a mix of commercial uses, banks, gas stations, auto repair, and other commercial and retail uses.



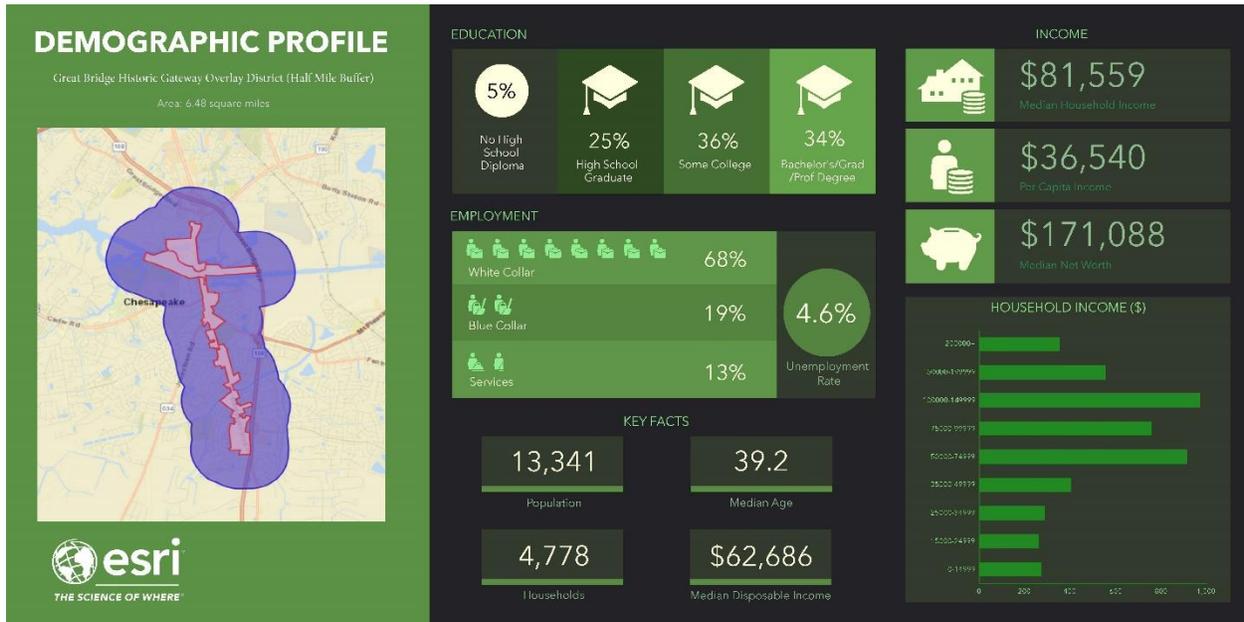
The approximate boundary of the South Gateway Character District begins just south of Battlefield Woods Court, past the intersection of Battlefield Boulevard South with Johnstown Road/ Mount Pleasant Road. The District continues south along Battlefield Boulevard where it terminates just west of the intersection of Battlefield Boulevard South and the Chesapeake Expressway. The South Gateway Character District includes a mix of zoning districts, including B-1 Neighborhood Business District, B-2 General Business District, R-MF-1 Multifamily Residential District, AC Assembly Center District, O-I Office and Institutional, and M-1 Light Industry (see South Gateway Character District Zoning map). There are

three public properties; pump stations on Millwood Avenue and Battlefield Boulevard and the main post office just south of Hanbury Road on Battlefield Boulevard. The land uses in this District include restaurants, apartments, churches, shopping centers with a mix of commercial and retail uses, a YMCA recreation center, brewery, and other commercial, office, and retail uses.



3.2 Demographics and Trends

In 2019, an estimated 13,341 people and 4,778 households lived within a half mile buffer of the Great Bridge Historic Gateway Overlay District (see below). There are an estimated 4,979 residential units with 62.8% of the units owner-occupied and 4.0% vacant (ESRI 2019). The median household income is an estimated \$81,559 with most people (68%) employed in white collar occupations. 72.8% of the population is white alone and 17.9% is black alone. The median age is 39.2 years old (ESRI 2019).

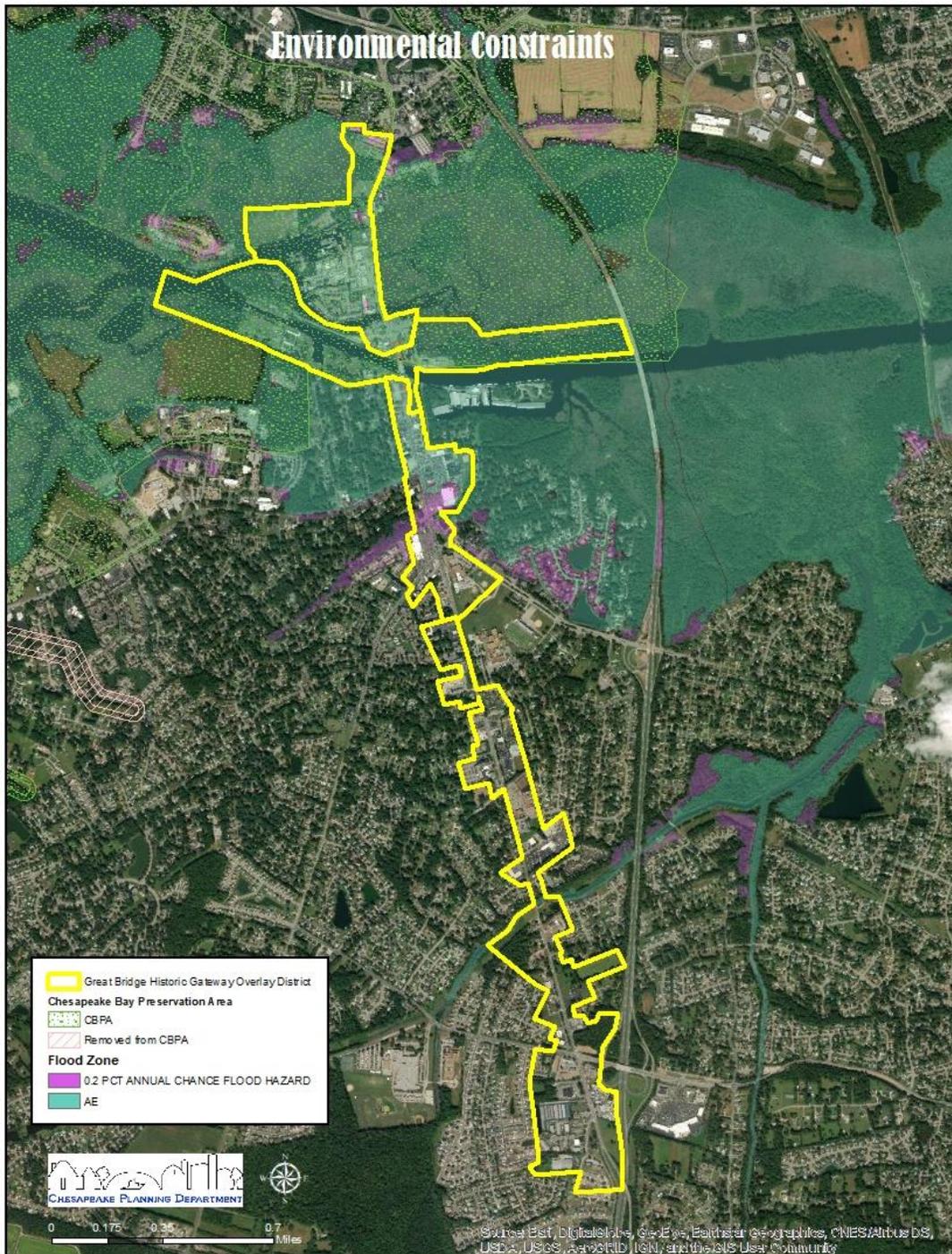


2019 Population by Race/Ethnicity	
Total	13,340
White Alone	72.8%
Black Alone	17.6%
American Indian Alone	0.3%
Asian Alone	3.7%
Pacific Islander Alone	0.2%
Some Other Race Alone	1.5%
Two or More Races	3.9%
Hispanic Origin	6.2%

Source: ESRI

3.4 Environmental Constraints

The various natural and man-made waterways, marshes, creeks, drainage ditches, ponds and other water features that are located in, or adjacent to, the study area contribute to its character and functionality, but can also become constraints to development and redevelopment. As illustrated by the map below, portions of the study area are particularly impacted by the Chesapeake Bay Preservation Area and floodzone coverages, including the Causeway Character District, Historic Battlefield Character



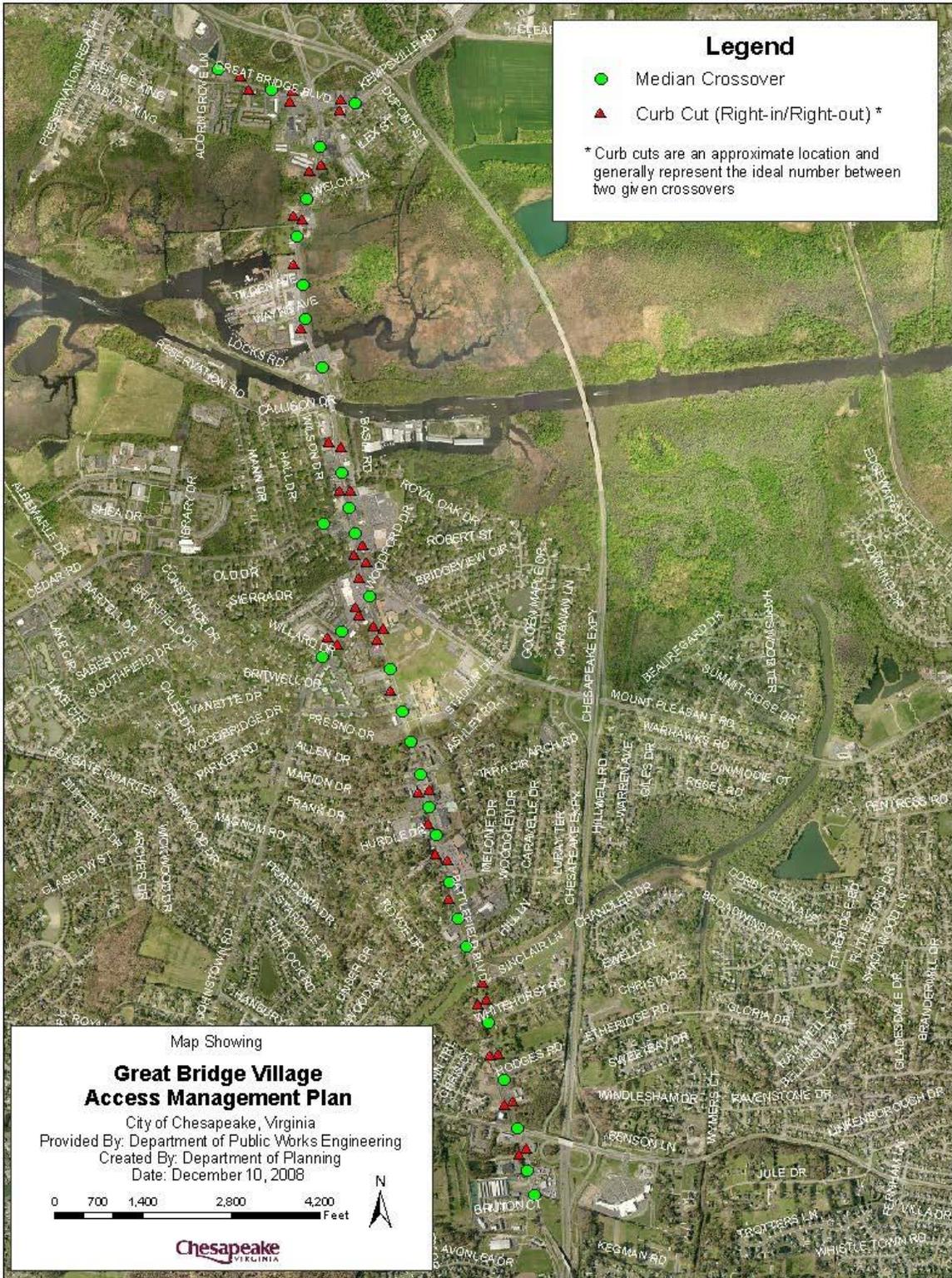
District, and northerly portion of the Great Bridge Business Character District. Poorly drained and hydric soils are also present in these areas, with tendencies toward subsidence and erodibility in the Causeway District. Due to the generally built-out land use pattern along much of the study area, satisfying Total Maximum Daily Load (TMDL) limits for stormwater runoff may be an issue for new development or redevelopment.

4. Transportation and Access Management Plan

The primary roadways serving the Great Bridge Historic Overlay District are Battlefield Boulevard, Great Bridge Boulevard, Cedar Road, and Albemarle Road. Battlefield Boulevard functions as the north-south artery for the area while Great Bridge Boulevard, Cedar Road, and Albemarle Road provide east-west access for through traffic and residents. The 2035 Comprehensive Plan and accompanying 2050 Master Transportation Plan recommend improvements to these roadways to enhance vehicle and pedestrian safety, as well as improve traffic flow. The 2050 Master Transportation Plan recommends that Battlefield Boulevard accommodate six travel lanes from Kempsville Road/Great Bridge Boulevard to Mount Pleasant Road and four travel lanes from Mount Pleasant Road to Etheridge Manor Road/Hanbury Road. Along an expanded Battlefield Boulevard, the 2050 Master Trails Plan calls for on-street bike lanes and a sidewalk. Expansions of Mount Pleasant Road and Cedar Road are also recommended to accommodate six lanes of traffic.

Further recommendations are outlined for Battlefield Boulevard in the 2008 Great Bridge Village Plan. This plan recommends Battlefield Boulevard having a raised median with plantings and crossing treatments for pedestrians to provide refuge areas with the goal of encouraging pedestrian use and improving safety. Additionally, access points and turning movements should be limited on Battlefield Boulevard to help with traffic flow and overall safety, right in/right out only turns are encouraged, and shared access should be encouraged. The Great Bridge Village Plan also recommends improvements in transportation related design by installing sidewalks with treatments in main village areas. Crossing treatments and landscaping are additional tools to encourage placemaking and distinguish vehicular and pedestrian areas.

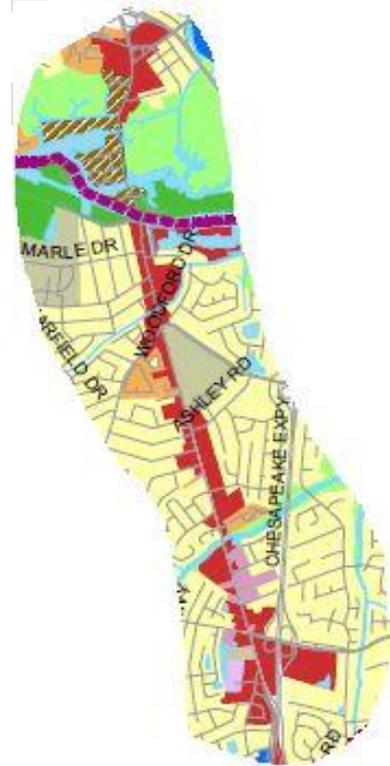
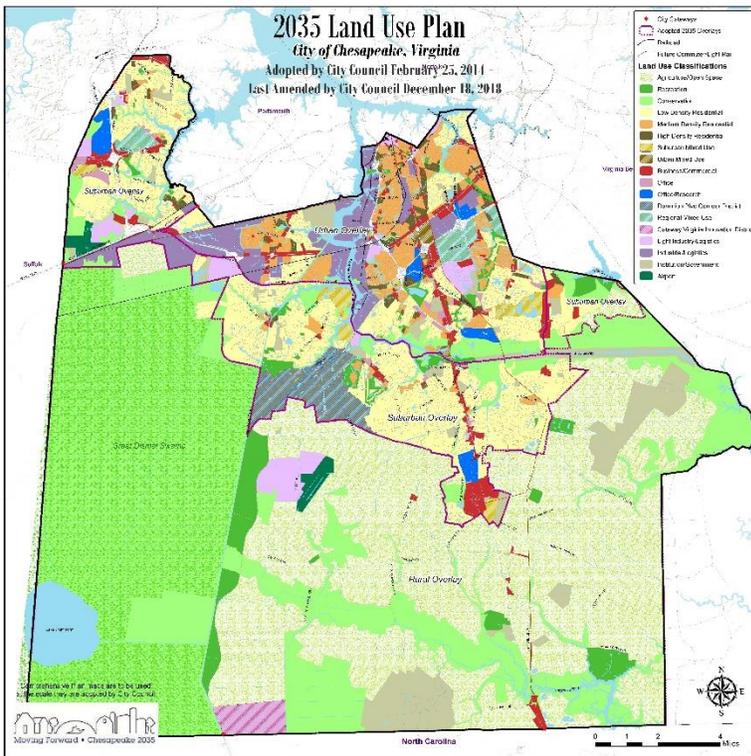
To create the desired village setting and promote pedestrian activity, access management and traffic flow will be important elements in the successful implementation of recommendations from the 2035 Comprehensive Plan and 2008 Great Bridge Village Plan. There are numerous turning movements and heavy congestion during peak travel times of the day on the primary roadways. Some infrastructure improvements have already been made, such as sidewalk and curb cut enhancements at the Great Bridge Boulevard/Battlefield Boulevard/Kempsville Road intersection. Further modifications to improve traffic flow at this site have been approved by City Council with the recent five year Capital Improvement Plan. However, the amount of traffic on Great Bridge roadways and the quantity of turning movements present challenges to vehicular and pedestrian flow.

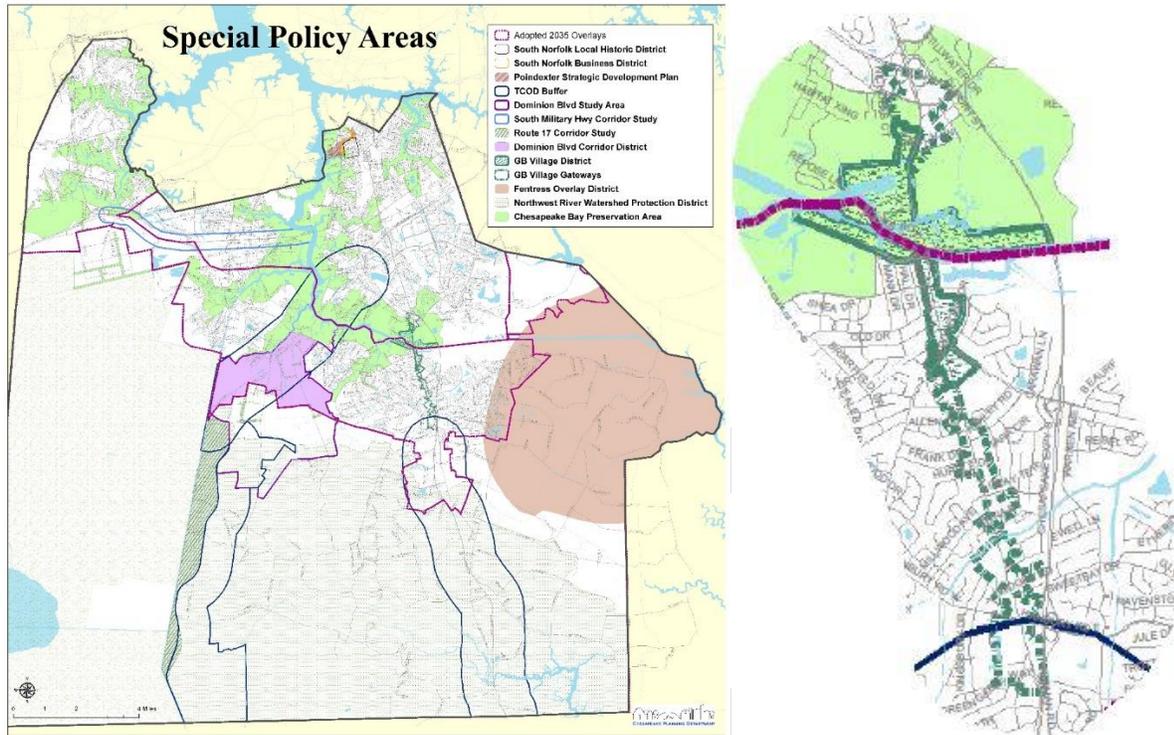


5. Comprehensive Plan Recommendations for Study Area and Surrounding Area

The Great Bridge Village Design Guidelines is a key supporting policy document within the Moving Forward Chesapeake 2035 Comprehensive Plan. It was adopted by City Council on December 16, 2008 as an amendment to the Forward Chesapeake 2026 Comprehensive Plan. The study area for the Guidelines, originally designated in the 2026 Plan as the Great Bridge Battlefield Plan District, was re-designated as the Great Bridge Village District in order to more comprehensively reflect the distinct design and use districts that comprise the study area (Oak Grove Gateway District; Causeway District; Historic Battlefield District; Great Bridge Business District; and South Gateway District).

The 2026 Land Use Plan included a land use designation entitled “Great Bridge Battlefield Village,” which cross-referenced to the original Great Bridge Battlefield Study. When City Council adopted the 2035 Comprehensive Plan on February 25, 2014, the 2035 Land Use Plan was amended to show more specific land use designations to support the individual districts of the Great Bridge Village Design Guidelines. For example, the core Causeway District is designated primarily for Urban Mixed Use, while the Great Bridge Business District is designated for Business/Commercial uses and the two Gateway Districts reflect a mix of land uses. The Great Bridge Village District was also included as a Special Policy Area in the 2035 Comprehensive Plan, supported by the Great Bridge Village Design Guidelines (see maps below).





Implementation of the *Great Bridge Village Guidelines* achieves several specific goals outlined in the *2035 Comprehensive Plan*. These goals, located in the chapters on *Responsible Growth* and *Quality of Life*, include attaining “a land use pattern that is economically stable and that is responsibly grown over the course of time (p. 30).” To support this goal, “Chesapeake will continue to provide for the special needs of and considerations of unique areas and circumstances through the development and implementation of special area studies and plans (p. 41).”

Chesapeake should also seek to “establish a unique economic, cultural, and visual identity... as a destination in the region (p.132)” through “identify[ing] existing major roadways and medians for enhanced landscaping and streetscape treatment and [requiring] landscaping in future roadway projects (p.141).” Great Bridge and the area encompassed by the *Great Bridge Village Design Guidelines* are further referenced in the *2035 Comprehensive Plan* as an example of a small area plan where streetscape improvements are recommended and area-specific design principles should be promoted and implemented (p.152-155).

To evaluate implementation strategies for the 2035 Comprehensive Plan, Mayor West appointed the Mayor’s Advisory Committee on Comprehensive Plan Strategies (MACCPS) in February 2018. The MACCPS reviewed all elements of the Comprehensive Plan, culminating in a final report containing prioritized action strategies from the Plan and recommendations for implementation. The Committee also reviewed key supporting studies such as the *Great Bridge Village Design Guidelines* and provided the following recommendations for that specific document:

1. While coordinated land use and design can be a good foundation for an area vision, allowing some diversity in design can also contribute to the area’s uniqueness.
2. Vacant or dilapidated properties should be addressed proactively.

3. Traffic congestion and neighbors' resistance to change are issues that will need to be addressed in the Causeway District, including a robust education and public awareness outreach effort to promote the plan vision while addressing concerns.
4. Key implementation strategies should be funded.

Additionally, because of its importance as a City Council adopted policy of the Comprehensive Plan, the *Great Bridge Village Design Guidelines*, in addition to establishing the blueprint for future development of this area, has also served to augment preservation of the historic Great Bridge Battlefield site. In particular, Comprehensive Plan policies for the Great Bridge Village have been used in the past to support federal Transportation Enhancement grant applications intended to facilitate development of the Great Bridge Battlefield and Waterways History Foundation Historic Park and Museum/Visitor Center.

6. Detailed Regulations Based on the Great Bridge Village Design Guidelines (2008)

6.1 Applicability of Regulations

The Great Bridge Historic Gateway Overlay District shall include those areas designated as the Causeway Character District, the Historic Battlefield Character District, the Great Bridge Business Character District, and the South Gateway Character District (see map below entitled "Character Districts of the Great Bridge Historic Gateway Overlay District"). These character districts correspond to the Causeway District, Historic Battlefield District, Great Bridge Business District, and South Gateway District contained in the Great Bridge Village Design Guidelines. The following regulations are applicable to:

1. Properties that are vacant as of the effective date of the Great Bridge Historic Gateway Overlay District ordinance.
2. Substantial Improvement of properties. Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the assessed value (according to records of the Real Estate Assessor) at its most recent assessment preceding the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:
 - a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or
 - b. Any alterations of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."
3. Substantial Façade Improvements. Substantial façade improvement means any reconstruction, rehabilitation, addition, or other improvement to a building façade which equals or exceeds 50

percent of the wall square footage of each façade on a building or structure before the "start of construction" of the improvement.

For properties located in the South Gateway Character District, development shall conform to the development standards of the underlying zoning district. However, any proposed construction or exterior reconstruction, alteration or restoration of a building, structure or sign within the district may not occur until it is reviewed by the Planning Director, or designee, for compliance with the standards applicable to the district. No building permit issued for such work shall be valid until the work has been approved by the Planning Director, or designee, as being in conformance with TCOD standards.

In all cases, Article 15 of the Chesapeake Zoning Ordinance, entitled Nonconformities and Status of Approved Development Plans, i.e., "grandfathering provisions" or "vested rights" remains in full force and effect with the adoption of the Great Bridge Historic Gateway Overlay District.

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Character Districts of the Great Bridge Historic Gateway Overlay District

Causeway Character District, Historic Battlefield Character District, Great Bridge Business Character District, South Gateway Character District



6.2 Development Standards

The Causeway Character District

The Causeway Character District includes properties fronting on Battlefield Boulevard North from Northfield Street in the north to Watson Road in the south. The District also includes those properties located behind the properties fronting on Battlefield Boulevard and extending east and west to the surrounding waterways and marshlands. The intent of the Causeway Character District is to foster the development and redevelopment of a land uses associated with a mixed use community waterfront village that relates positively to the historic significance of the area. Unlike the Great Bridge Business Character District, the Causeway Character District does not have a direct connection to adjacent residential areas and is surrounded on the east and west by waterways and other natural resources; therefore it is well suited to the development of a positive and compatible relationship to the Battle of Great Bridge historic site, as well as the historically significant Albemarle and Chesapeake Canal (A&C Canal). All development in the Causeway Character District must be sensitive to these aspects of the area, as well as environmental considerations and constraints. Furthermore, any development must also be sensitive to transportation infrastructure limitations.

Development within the Causeway Character District will be conducted in a manner that addresses the following objectives:

- Promotion of environmental remediation and reclamation of lands that have been exposed to contamination
- Consideration for environmentally sensitive areas through the implementation of appropriate buffers, building techniques, methods, and materials
- Reduction in visual clutter through the development of a cohesive design aesthetic, sensible signage, and well considered landscape buffers
- Minimizing impact to existing traffic challenges by reducing access points to Battlefield Boulevard, creation of shared access points, and implementation of the Battlefield Boulevard Access Management Plan
- Establishment of safe and functional pedestrian and other non-automobile modes of transportation opportunities throughout the District and along Battlefield Boulevard
- All development, residential or otherwise will comply with the City's development timing policies, including, but not limited to, the Planning and Land Use Policy (LOS Policy)

To this end, development within the Causeway Character District will occur with a common focal point of the adjacent waterways and natural areas. New development will occur in a manner that does not compromise or detract from these amenities and maximizes the advantages created by these features. Parking and other accessory and supportive land uses should be located inward and away from significant features. Interior circulation streets shall be treated as the "fronting" streets with buildings oriented in these directions with front setbacks measured from these roadways. Battlefield Boulevard will continue to function as a major arterial and be designed to move traffic through the Causeway Character District as opposed to providing direct access to individual land uses. Accessory land uses that

abut Battlefield Boulevard shall include landscaped buffers that include pedestrian / bikeway infrastructure. The street cross sections included in the Great Bridge Village Design Guidelines shall be used in the development of individual site plans to establish a consistent development pattern along streets. The Great Bridge Village Design Guidelines will be used as the standard for the evaluation and approval of development proposals.

New development within the Causeway Character District shall comply with the MXD-U development standards with the following exceptions:

1. A build-to line shall not exceed 10% of lot depth; however, variations may be allowed under extenuating circumstances. Building setbacks shall be established that accommodate planned outdoor dining areas, public plazas, landscaping, sidewalks, and other amenities. Building frontages shall align along the street. Corner lots and buildings with multiple frontages shall provide primary consideration for pedestrian activity. Building fronting streets shall include Billy Flora Way, Tilden Avenue, Wayne Avenue, Northfield Street, Salem Street, and Bobby Lane. Lots that are adjacent to waterways shall be considered to have dual frontage on both the fronting street and the waterway.
2. Buildings shall not exceed three (3) active stories. A fourth story may be permitted if structured parking is incorporated into the building design. Structured parking will be encouraged.
3. Vehicle entrances to Battlefield Boulevard shall be minimized and joint access developed wherever possible. All development shall conform to the Battlefield Boulevard Access Management Plan. All new construction shall conform to the massing guidelines described in the Great Bridge Village Design Guidelines 2008 (GBVDG). New construction and alterations to existing structures that exceed 50% of assessed value shall adhere to the façade guidelines contained in the GBVD.
4. The Land Use mixes required by the MXD-U development standards shall include a minimum of two (2) different land use categories as outlined in the ordinance. While the Great Bridge Village Design Guidelines is supportive of the development of live/work opportunities, residential development is not required to be one of the land uses comprising the mixed use district.

Historic Battlefield Character District

The Historic Battlefield Character District shall consist of only public lands located adjacent to the Albemarle and Chesapeake Canal. All development within this district shall be consistent with and compatible with the Great Bridge Battlefield and Waterways Visitors Center. Colonial architecture with traditional colors shall be used for any new construction. Gardens and landscaping shall consist of native vegetation and shall be consistent with historical arrangements. The Chesapeake Historic Preservation Commission shall give formal recommendations on any new construction within the Historic Battlefield District.

Great Bridge Business Character District

The intent of the Great Bridge Business Character District is to enhance the existing community scale village concept through capitalizing on the history of the area and its connections to the adjacent residential neighborhoods. Development should focus on aesthetically pleasing construction and

provide useful community goods, services, and gathering places. Traffic should be managed and focused on creating a safe and functional pedestrian environment

Development within the Great Bridge Business Character District will be conducted in a manner that addresses the following objectives:

- Minimizing impacts to the adjoining residential neighborhoods by creating complementary land uses through developing/ redeveloping commercial properties with suitable density and intensity
- Adequately addressing the impacts of noise, smell, and glare on the adjoining residential properties
- Sensitivity to environmental considerations through the implementation of appropriate buffers, building techniques, methods, and materials
- Reduction in visual clutter through the development of a cohesive design aesthetic, sensible signage, and well considered landscape buffers
- Minimizing impact to existing traffic challenges by reducing access points to Battlefield Boulevard, creation of shared access points, and implementation of the Battlefield Boulevard Access Management Plan
- Establishment of safe and functional pedestrian and other non-automobile modes of transportation opportunities throughout the District, along Battlefield Boulevard, and creating connections to adjacent residential neighborhoods
- Special consideration for development at the intersection of Battlefield Boulevard South/ Mount Pleasant Road/ Johnstown Road to protect the existing mature trees and to develop in a manner that is compatible with the Great Bridge School
- Maintain the use of the Great Bridge Shopping Center as a gathering place in Great Bridge, while encouraging façade upgrades and development of outparcels to reflect the GBVDG and development standards outlined in this section
- Consolidate smaller parcels in the southwest corner of Battlefield Boulevard South and Johnstown Road to create opportunity for redevelopment with improved access and circulation
- Considerations for the reconfiguration of Wilson Village Shopping Center to take better advantage of its road frontage and visibility
- All development will comply with the City's development timing policies, including, but not limited to, the Planning and Land Use Policy (LOS Policy)

Development within the Great Bridge Business Character District will be focused toward Battlefield Boulevard South and to its intersection with Johnstown and Mount Pleasant Roads. New development will occur in a manner that creates a cohesive commercial village core that relates positively to the Historic Battlefield District to the north and to the outlying residential neighborhoods to the east and west. Special sensitivity shall be paid to the Great Bridge School and new development shall reflect a sensitivity to the scale, massing, and design elements of this building. Every effort should be made to

preserve the existing mature trees located at this intersection. The street cross sections included in the Great Bridge Village Design Guidelines shall be used in the development of individual site plans to establish a consistent development pattern along streets.

New development within the Great Bridge Business Character District shall comply with the B-1 Neighborhood Business District development standards with the following exceptions:

1. A build-to line shall not exceed 10% of lot depth; however, variations may be allowed under extenuating circumstances. Building setbacks shall be established that accommodate planned outdoor dining areas, public plazas, landscaping, sidewalks, and other amenities. Building frontages shall align along Battlefield Boulevard South, Cedar Road, Johnstown Road, and Mount Pleasant Road. Corner lots and buildings with multiple frontages shall provide primary consideration for pedestrian activity.
2. Buildings shall not exceed two (2) stories. A third story may be considered with City Council approval of a conditional use permit. Consideration for consistency with adjacent building massing and scale shall be a primary consideration in the approval of such use permits. All new construction shall conform to the massing guidelines described in the Great Bridge Village Design Guidelines 2008 (GBVDG).
3. Vehicle entrances to Battlefield Boulevard shall be minimized and joint access developed wherever possible consistent with the Battlefield Boulevard Access Management Plan.
4. New construction and alterations to existing structures that exceed 50% of assessed value shall adhere to the design guidelines contained in the GBVD.

South Gateway Character District

The South Gateway Character District includes properties that front on Battlefield Boulevard South from the southern limits of the Great Bridge Business Character District to and through the Hanbury Road intersection, which is the upper limit of the Route 168 Transportation Corridor Overlay District (TCOD). The purpose of the South Gateway Character District is to provide a continuous transition between the Great Bridge Historic Gateway Overlay District to the north and the Transportation Corridor Overlay (TCOD) District to the south. Properties that lie within the South Gateway Character District shall adhere to the design guidance that is provided in the TCOD policy.

New construction shall be Southern Colonial, French Colonial, or Coastal Colonial, with thematically appropriate architectural elements and materials such as brick and stone masonry, stucco, wood shingle, wood clapboard, board and batten, or alternative materials that achieve the same style. Porches, stoops, and decks with decorative columns, railing, and spindles or balusters are encouraged. Windows shall include visually prominent sills, muntins, shutters, and other framing details. Use gabled or hipped roofs, or a combination thereof with chimneys, dormers, and other accentuating design features that articulate rooflines.

Use of prefabricated corrugated metal panels, smooth-faced concrete block; and smooth-faced tilt-up concrete panels on facades of primary buildings facing Battlefield Boulevard South is prohibited, and may only be permitted on side and rear facades if well screened from Battlefield Boulevard South. Facade color shall be low reflectance, subtle, neutral or earth tone colors. Brighter, trademark colors shall only be an accent. Rooftop mechanical units, flues, and vents shall be organized and screened.

Building setbacks and standards shall adhere to the underlying zoning district. All new development shall include a well buffered pedestrian features along both sides of Battlefield Boulevard South. Landscaped verges that will create both visual appeal and protection for pedestrians and will be constructed in a manner that will be accommodated within the ultimate right of way cross section for Battlefield Boulevard South. Landscaping shall consist of native vegetation appropriate to the Southern Colonial theme. Outdoor furnishings and public amenities shall be consistent with the design themes contained in the GBVDG.

6.3 Land Use Tables/ Recommendations

5.3.1 Description.

- A. *In general.* The following tables set out all uses which are permitted or which may be allowed through the granting of a conditional use permit by City Council, in the Great Bridge Historic Gateway Overlay District. Where a use is not listed it shall not be allowed as a permitted or conditional use in these districts; provided, however, that, in those instances where a proposed use not listed below is determined by the zoning administrator to be of a similar nature or character as a listed use and such proposed use is also listed in the Standard Industrial Classification (SIC) Manual, published by the Federal Office of Management and Budget, such proposed use may be treated in the same manner as the listed use. Any decision by the zoning administrator regarding such a proposed use shall be made in writing.
- B. *Key of symbols used in table.* The symbols in the table below shall have the following meanings:

GBB	Great Bridge Business character district
HB	Historic Battlefield character district
CW	Causeway character district
P	Permitted use
C	Conditional use

C. *Special conditions pertaining to specific uses.* The following conditions shall apply to specific uses, as indicated in the "condition" column in the uses schedule:

1. Limited to dog grooming, pedigree record services for pets and showing pets only.
2. An assembly use located in, or that will be located in, a building containing more than one leasable space and required to obtain a conditional use permit shall submit all the following in addition to the requirements of article 17 of this ordinance:
 - a. A certification from the landlord or the property owner that the on-site parking can accommodate the assembly use and the existing and future co-tenants either by meeting the criteria set out in section 19-411 or by obtaining approval of a cooperative parking arrangement under section 19-405. If required off-street parking can only be achieved with the approval of a cooperative parking arrangement, a request for cooperative parking shall be included.

- b. A noise attenuation plan including the landlord or property owner's certification that the building has sufficient noise attenuation qualities to make the assembly use compatible with neighboring units and properties. Units and spaces in which assembly uses operate shall comply with the Virginia Uniform Statewide Building Code, as amended.
- c. A written acknowledgement from the landlord or property owner that required plans must be submitted with an architectural seal that demonstrates compliance with the Virginia Uniform Statewide Building Code, as amended.
- d. A written acknowledgment that a certificate of occupancy must be obtained before the assembly use occupies the space.

Units and spaces in which assembly uses operate shall comply with the Virginia Uniform Statewide Building Code, as amended.

- 3. See section 13-600 et seq. of this ordinance for supplemental regulations. Administrative review eligible projects shall only be permitted if the requirements of section 13-602 are satisfied.
- 4. See section 13-1700 et seq. for supplemental regulations.
- 5. See section 13-2200 et seq. for supplemental regulations.
- 6. Subject to section 13-900 et seq.
- 7. Operated in accordance with chapter 14, article VI (section 14-271 et seq.) of the City Code.
- 8. Auction rooms shall not be permitted in the Great Bridge Business Character District.
- 9. No more than 2,000 square feet of floor area shall be devoted to laundering and finishing processes and no coal-burning or smoke-producing equipment shall be used.
- 10. See section 13-1504 et seq. for supplemental regulations.
- 11. Raising of animals for experimental purposes is excluded.
- 12. See section 13-500 et seq. for supplemental regulations.
- 13. No such establishment shall be used for private gain.
- 14. See section 13-2100 et seq. for supplemental regulations.
- 15. A buffer yard "B," as defined in section 19-610, shall be provided where the home furnishing shop is located in the Great Bridge Business Character district borders properties zoned Assembly or Office and Institutional.
- 16. Commercial establishments in which a principal or accessory use includes either or both (1) animal obedience training or other instruction and (2) animal grooming, including but not limited to shampooing, haircutting, flea treatment, or nail clipping shall comply with the following requirements set out below:
 - a. All instruction or grooming activities, whether on-site or off-site, shall occur inside an enclosed building or yard that is completely enclosed by a fence or similar barricade.
 - b. Where the site for such activity is located adjacent to property being used for residential purposes, no outdoor instruction activity shall be carried out earlier than 8:00 a.m. or later
- 17. Permitted only on municipal (Chesapeake) sites and as permitted in section 13-602 of this ordinance.

18. A conditional use permit shall be required for any eating or drinking place selling alcoholic beverages for on-premises consumption that meets one (1) of the following conditions:
 - a. The eating or drinking place is open for business after 12:00 a.m. and any portion of such property containing an eating and drinking place is located within two hundred (200) feet of any lot line of any property zoned or used for residential purposes. Where an eating and drinking place is located in a shopping center, the 200-foot distance shall be measured from the outer walls of the unit or space in which the eating and drinking place is located.
 - b. The eating or drinking place is adjacent to the following:
 - i. Property containing a church in a freestanding building;
 - ii. Property containing a public or private school in a freestanding building;
 - iii. Hospital in a freestanding building, or
 - iv. Daycare center in a freestanding building.
 - c. A conditional use permit shall not be required if one of the following exceptions applies:
 - i. The structure or unit in which the eating and drinking place is located is separated from property containing a church, or property containing a public or private school by a street at least sixty (60) feet in width which is owned and maintained by the city or the Commonwealth.
 - ii. For purposes of subsection b. only, the eating and drinking place is located in a shopping center. For purposes of this section, shopping center shall mean a group of retail or other commercial establishments that functions as a unified commercial development.
19. A conditional use permit shall be required if the parking facility is located adjacent to property zoned or used for residential purposes
20. Establishments selling alcoholic beverages shall comply with any and all rules and requirements of the Virginia Alcoholic Beverage Control Board.
21. Goods may be produced for wholesale sale as an accessory use to retail activities, provided that all conditions set out in section 14-102.C.3 are met.
22. See section 13-1405 of this ordinance for supplemental regulations.
23. See section 13-2700 et seq. of this ordinance for supplemental regulations.
- D. *Mixed use dwellings in the Causeway Character District.* In addition to the permitted and conditional uses specified section 6.4.2 below, residential uses are permitted on the upper floor levels of buildings located in the Causeway district.

SECTION 6.4.2 TABLE OF PERMITTED AND CONDITIONAL USES IN GREAT BRIDGE HISTORIC GATEWAY
OVERLAY DISTRICT

SIC	Use	GBB	HB	CW	Condition*	Parking**
0742	Veterinary Services, Non-livestock Only, except Kennel, Boarding and Outdoor Activities	P		P		11
0752	Animal Services, Except Veterinary and Kennel	P		P	1	26
	Animal training and grooming	P		P	16	26
15	General Contractors, Offices Only, No Outside Storage	P		P		11
16	Heavy Construction Other Than Building Construction—Contractors, Offices Only, No Outside Storage	P		P		11
17	Construction—Special Trade Contractors, Offices Only, No Outside Storage	P		P		11
208	Beverages	P		P	20, 21	30
4121	Taxicab Operations			P		25
4173	Motor Vehicle Terminals			P		16
4215	Courier Services Except By Air	P		P		25
43	United States Postal Service	P		P		24
4493	Marinas			P		18
472	Transportation Arrangement	P		P		11
48	Communications, Offices	P		P		11
48	Communications Towers, administrative review-eligible projects	P		P	3	
	Amateur Radio Antenna	P		P		

SIC	Use	GBB	HB	CW	Condition*	Parking**
48	Communications, Towers	C			3	
48	Communications Towers on municipal property	P		P	3, 17	
4911	Accessory Solar Energy System	P			23	
	Unmanned Public Facility Buildings and Related Structures	P		P	4	26
494	Water Supply	P		P		26
521	Lumber and Other Building Materials	C				11
523	Paint, Glass and Wallpaper Stores	P		P		12
525	Hardware Store	P		P		11
526	Retail Nurseries, Lawn and Garden Supply Stores	C		P		11
	Freestanding Mobile Homes	P		P	6	11
53	General Merchandise Stores	P		P		11
54	Food Stores	P		P		11
	Grocery Stores	P		P		11
5431	Farmers Markets	P		P	22	28
5460	Retail Bakery	P		P		12
553	Auto Supply Stores	P		P		11
554	Motor Vehicle Fuel Supply	C			7	11
56	Apparel and Accessory Stores	P		P		11
571	Home Furnishings Shops	P		P	15	14
572	Household Appliances	P		P		14

SIC	Use	GBB	HB	CW	Condition*	Parking**
5731	Radio and Television Stores	P		P		11
5734	Computer and Software Stores	P		P		12
5735	Record Stores	P		P		11
5736	Musical Instrument Stores	P		P		12
58	Eating and Drinking Places with Seating	P	P	P	18	9
58	Eating and Drinking Places Without Seating	P		P	18	10
591	Drugstores	P		P		11
592	Liquor Stores	P		P		10
593	Used Merchandise Store, Except Pawn Shops	P		P		11
5941	Sporting Goods Stores and Bicycle Shops	P		P		12
5942	Bookstores	P		P		12
5943	Stationery Stores	P		P		12
5944	Jewelry Stores	P		P		12
5945	Hobby, Toy and Game Shops	P		P		11
5946	Camera and Photographic Supply Stores	P		P		12
5947	Gift, Novelty and Souvenir Shops	P		P		12
5948	Luggage and Leather Goods Stores	P		P		11
5949	Sewing, Needlework and Piece Goods Stores	P		P		11
5961	Catalog and Mail Order Houses			P		24

SIC	Use	GBB	HB	CW	Condition*	Parking**
5962	Automatic Merchandising Machine Operators	P		P		11
5963	Direct Selling Establishments			P		11
5992	Florists	P		P		11
5993	Tobacco Stores and Stands	P		P		11
5994	News Dealers and Stands	P		P		11
5995	Optical Goods Stores	P		P		12
5999	Miscellaneous Retail Stores Not Elsewhere Classified	P		P	8	11
60-67	Finance, Insurance and Real Estate, Except Cemeteries	P		P		11
701	Hotels and Motels			P		6
704	Organization Hotels and Lodginghouses, on Membership Basis			P		6
7211	Power Laundries, Family and Commercial	C			9	11
7212	Garment Pressing	P		P	9	11
7215	Coin-Operated Laundries and Dry Cleaning	P		P		11
7219	Custom Dressmakers and Tailors	P		P		12
722	Photographic Studios, Portrait	P		P		12
723	Beauty Shops	P		P		11
724	Barbershops	P		P		11
725	Shoe Repair Shops and Shoeshine Parlors	P		P		11
7291	Tax Return Preparation Service	P		P		11

SIC	Use	GBB	HB	CW	Condition*	Parking**
7311	Advertising Agencies	P		P		11
7313	Radio, Television and Publishers' Advertising Representatives	P		P		11
7319	Advertising Not Elsewhere Classified, Offices Only	P		P		11
732	Consumer Credit Reporting Agencies, Mercantile Reporting Agencies and Adjustment and Collection Agencies	P		P		11
7331	Direct Mail Advertising Services	P		P		11
7334	Photocopying and Duplicating Services	P		P		12
7335	Commercial Photography			P		11
7336	Commercial Art and Graphic Design	P		P		11
7338	Secretarial and Court Reporting Services	P		P		11
7352	Medical Equipment Rental and Leasing	P		P		11
736	Personal Supply Services	P		P		0
737	Computer Programming, Data Processing and Other Related Services	P		P		11
7381	Detective, Guard and Armored Car Services, offices only			P		11
7382	Security Systems Services	P		P		11
7383	News Syndicates			P		11
7384	Photofinishing Laboratories	P		P		11
7389	Business Services, Not Elsewhere Classified	P				11
7521	Parking Facilities	P	P	P	19	

SIC	Use	GBB	HB	CW	Condition*	Parking**
7622	Radio and Television Repair Shops	P		P		12
7629	Electrical and Electronic Repair Shops, Not Elsewhere Classified	P		P		12
763	Watch, Clock and Jewelry Repair	P		P		12
764	Re-upholstery and Furniture Repair			P		12
7699	Instrument Repair	P		P		12
7699	Optical Goods Repair	P		P		12
7699	Leather Goods Repair	P		P		12
7699	Lock and Gunsmith Shops	P		P		11
7699	Musical Instrument Repair and Tuning	P		P		12
7699	Bicycle Repair Shop	P		P		12
7699	Antique Repair Shop	P		P		12
7699	Camera Repair Shop	P		P		12
7699	Venetian Blind, Window Shade and Tent Repair			P		12
7699	Mirror Repair	P		P		12
7699	Picture Framing	P		P		12
7699	Sharpening and Repairing Knives, Saws and Tools	P		P		12
7699	Taxidermist	C				12
7829	Services Allied to Motion Picture Distribution	P		P		11
7832	Motion Picture Theaters, Except Drive-Ins	C		P		16

SIC	Use	GBB	HB	CW	Condition*	Parking**
7841	Videotape Rental	P		P		11
791	Dance Studios, Schools and Halls, Instructional Only	P		P		11
7929	Bands, Orchestras, Actors and Other Entertainers and Entertainment Groups			C		11
793	Bowling Centers	C		C		21
7991	Physical Fitness Facilities	P		P		11
7993	Coin-Operated Amusement Devices	P		C		11
7999	Indoor Recreation Facilities Not Elsewhere Classified, Except Establishments Offering On-Site Computers for Sweepstakes, Games, Lotteries, or Contests under Virginia Code	C		P		11
7999	Outdoor Recreation Facilities Not Elsewhere Classified	C			10	17
	Martial Arts Instruction and Studios	P		P		11
801— 804	Offices and Clinics of Doctors and Dentists	P		P		11
806	Medical Care Facility			C		8
807	Medical and Dental Laboratories not considered Medical Care Facilities	P			11	11
809	Miscellaneous Health and Allied Services, Not Elsewhere Classified	P				11
81	Legal Services	P		P		11
821	Elementary and Secondary Schools	P		P	5	23
823	Libraries	P		P	5	16

SIC	Use	GBB	HB	CW	Condition*	Parking**
824	Vocational Schools, Except Auto Repair Schools, and Truck and Driving Schools	P		P		23
829	Schools and Educational Services, Not Elsewhere Classified	P		P		23
832	Individual and Family Social Services	P		P		11
833	Job Training and Vocational Rehabilitation Services	P		P		11
835	Child Day Care Services	C		C	12	22
839	Social Services, Not Elsewhere Classified	C		C		11
	Public Housing Support Services	P		P	14	13
841	Museums and Art Galleries	P	P	P		14
842	Arboreta and Botanical Gardens	P	P	P		17
861	Business Associations	P		P	13, 2	15
862	Professional Membership Organizations	P		P	13, 2	15
863	Labor Unions and Similar Labor Organizations	P		P	13, 2	15
864	Civic, Social, and Fraternal Associations	C		C	13, 2	15
865	Political Organizations	P		P	13, 2	15
866	Religious Organizations, Except Convents, Monasteries, and Schools	C		C	13, 2	15
	Churches	C		C	13, 2	27
869	Membership Organizations, Not Elsewhere Classified	P		C	2	15
	Meeting and Banquet Halls	C	C	C		15

SIC	Use	GBB	HB	CW	Condition*	Parking**
871	Engineering, Architectural and Surveying Services	P		P		11
872	Accounting, Auditing and Bookkeeping Services	P		P		11
874	Management and Public Relations Services, Offices Only, Not Including Correctional Facilities	P		P		11
89	Services Not Elsewhere Classified			P		11
913	Executive, Legislative and General Government, Except Finance	P		P	5	11
92	Justice, Public Order and Safety, Except Correctional Institutions	P		P	5	11
93	Public Finance, Taxation and Monetary Policy	P			5	11
94	Administration of Human Resource Programs	P			5	11
95	Administration of Environmental Quality and Housing Programs, Offices Only	P			5	11
96	Administration of Economic Programs, Offices Only	P			5	11
	Municipal Buildings and Structures	P	P	P	5	24

7. Implementation

The Great Bridge Historic Gateway Overlay District shall be administered through the Planning Department of the City of Chesapeake. Amendments or supplemental information may be prepared by the Planning Department to further assist owners, developers, builders, and designers with the review process. Prior to initiating any design, the Planning Department should be consulted to obtain any additional information or revisions that may be applicable to the design process.

Planning staff will work with developers to review design ideas before engineering drawings are developed. The developer should be encouraged to meet with Planning Department staff before any ideas have been hard engineered on paper. It should be expected that generalized sketches of multiple alternatives will be evaluated in the field prior to any formal submissions. Pre-submittal conversations encourages open and early communication, creativity and innovation to allow the City to achieve its preservation, environmental, economic, and aesthetic goals.

While the Great Bridge Village Design Guidelines Manual is the primary tool for guiding the design of development in the overlay district, other regulations must be addressed during the design process. All applicable local, state, and national codes and regulations must be met. In the event of conflicting provisions of the above codes and regulations and any standard set by this manual, the more restrictive provision should apply.

Submission requirements and review process are as follow:

1. Three (3) copies of the following shall be submitted to the Planning Department:
 - a. A letter indicating the location of the project, name of the project, and name and phone number of the contact person;
 - b. Preliminary Site plan prepared by a certified engineer;
 - c. Building plans, including floor plans and all exterior elevations;
 - d. Proposed signs
 - e. Color scheme, including all exterior building materials and description of all colors in layman's terms. Color samples may be required;
 - f. Landscape plan prepared by a certified landscape architect, an individual with a two or four year degree in ornamental horticulture, a member of the Virginia Society of Landscape Designers, or a certified Virginia Nurseryman.
 - g. Photographs of the site, building and/or surrounding properties.
 - h. Any other information that would assist the Committee in evaluating the application.
2. The deadline for submittal is Friday at 5:00 pm.
3. A design review committee consisting of staff from the Planning Department, Development and Permits – Zoning, and Development and Permits – Engineering will review the application for consistency with the overlay district requirements and design guidelines. The City will make every effort to review the plans within a two-week timeframe. If the plans are reviewed and approved prior to this time, the Planning Department will notify the contact person that the approved plans are available for pick up.
4. Architectural plan approval shall take place prior to the submittal of final construction plans to the Department of Development and Permits. If a preliminary plan is required, architectural approval during review of the preliminary plan is encouraged.
5. The approved copy of the plans shall be presented to the Department of Development and Permits-Permit Processing, with the building plans.

Appeals: A decision of the Planning Department may be appealed to the Planning Commission as a preliminary site plan application.

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