Guide to

Landscape Modifications

James City County, Virginia

Applicants can receive landscape modifications from the Planning commission or Planning Director for Chapter 24, Article II Special Regulations, Division 4 Landscaping of the Zoning Ordinance. The modification process is available to allow flexibility with landscape plans for site plans when it is deemed appropriate.

Questions? Call the James City County Planning Division at (757)253-6685

When is a modification appropriate?

- If the modification would have no additional adverse impact on adjacent properties or public areas or reduce the overall landscape requirements set forth in the Landscape Ordinance.
- If it satisfies the purposes of the section in a manner equal to or exceeding the desired effects of the landscape requirements.
- When strict application of the landscape requirements would negatively impact the site or adjacent properties.
- When the design created by the landscape requirements would not successfully promote the intent of the requirements.
- If the design involves a clear theme or complements an architectural style or design.
- When the site would benefit from the transfer of plant material to satisfy other purposes of the landscape requirements, including screening and preserving existing trees.

Helpful Tips:

- Frequently it can be determined if a modification is necessary during the conceptual plan phase. This will save time since the applicant can submit their modification with the initial review of the site plan.
- Section 24-88 of the Zoning Ordinance provides detailed information about modifications, substitutions, or transfers.
- Refer to the cases and findings for modifications, substitutions, or transfers in Section 24-88 (b) to determine if a request for a modification is appropriate.
- The Landscape Planner is available to consult about modifications before site plans are submitted or during the revision process. Call the Planning Office at (757)253-6685.
- The form provided on the back of this pamphlet assists the applicant in providing the necessary information to apply for a modification.

Requests for modifications, substitutions, or transfers must be filed in writing with the Planning Director, through the form provided on the back of this pamphlet. Along with the proposed alternative, requests are required to identify the specific requirements of this section to be modified and the reasons and justifications for the request.

Request for Landscape Modification

Please complete <u>all</u> sections of the application. Call (757) 253-6685 if you have any questions, or go online to www.jccegov.com/resources/devmgmt/dept_devmgmt_planning.html

1. **Project Information**

Project Name: _____

Address: _____ Zoning: _____

_____

Tax Map & Parcel ID: _____

2. **Applicant/Contact Information**

Name: _____

Company: _____ Phone: _____

Address: _____ Fax: _____

_____ E-mail: _____

3. **Modification Information**

Section of the Landscape Ordinance: _____

_____

Justification (use additional paper as necessary):

4. Signature of Applicant: _____ Date: _____

For Planning Office Use Only

Approved: _____YES Signature of Planning Director:_____

_____NO Date: _____ JCC Case No._____

Notes: