

## **7.9 PRE-HARVEST PLAN REGULATIONS**

- A. Intent.** The standards for the Pre-Harvest Plan are Best Management Practices (BMPs) specifically established to reduce logging costs, reduce erosion, and prevent water quality problems.
- B. Pre-Harvest Plan Requirements.** The Pre-Harvest Plan shall include a map identifying:
- Property boundaries
  - Streams and drainages
  - Vegetated buffers as described in [Section 7.4](#)
  - Road and trail locations
  - Stream and drainage crossings
  - Log landings, and mill seats
  - Streamside Management Zones (SMZs)
  - Other environmental concerns

As appropriate, written notes shall address:

- Road and trail specifications
  - Harvesting equipment to be used
  - Timing of harvest
  - Logging contract specifications
  - Special planning for wet areas
  - Obstructions such as rock outcroppings
  - When and where BMPs will be installed
- C. Minimum Standards and Criteria.** The guidelines in the [Virginia’s Forestry Best Management Practices for Water Quality, BMP Field Guide July 2002 \(as amended\)](#) shall be the minimum standards and criteria for the Pre-Harvest Plan and shall be understood and applied as the minimum requirements for:
- Haul roads
  - Skid trails
  - Haul Road and Skid Trail Drainage
  - Log decks, Landings, and Mill Seats
  - Stream side management zone (SMZ); however, in no instance shall a SMZ be less than 100 feet for a perennial stream or 50 feet for an intermittent stream as identified on the 7.5 USGS topographic maps,
  - Buffer area as described in [Subsection D](#),
  - Clear cuts for forest regeneration and wildlife habitat should be laid out with an undulating perimeter instead of squares or rectangles. This is to increase the “edge” effect between adjacent forested areas so vital to wildlife, and to help them blend into the surrounding forest, and
  - Seeding bare soil.

ARTICLE I – ZONING ORDINANCE  
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- D. Required Buffer Area.** For commercial forestry activities with a Pre-Harvest Plan, a buffer with a minimum width of 25 feet along public rights of way and 25 feet along property lines, allowing for the thinning of trees not to exceed 50% of the crown cover (50% crown cover retained at all times).
1. No skid trails shall be located within buffer areas.
  2. Tree removal in buffers shall be with directional felling and winching.
  3. Within this managed area up to 50% of the basal area or up to 50% of the forest canopy can be harvested.
  4. Salvage shall be conducted in accord with recommendations outlined in the BMP manual.
  5. Removal of harvested timber in the buffer shall be done so that the forest floor remains virtually undisturbed. If disturbance does occur, a permanent vegetative cover shall be established on exposed soil within the buffer area.
  6. Equipment shall not be operated in or adjacent to the buffer area for salvage and sanitation purposes when soils are saturated.
  7. Areas of damage of less than 1 acre may be completely harvested.
- E. Remediation of excessive clearing activities.** Revegetation/tree replacement, in consultation with a Forestry Consultant or Certified Arborist and within the guidelines described below, shall be required for all areas where any clearing occurs in excess of the standards for required vegetative buffers.
1. Violations. Any excessive clearing that occurs in violation of the requirements of this ordinance or in violation of any approved subdivision plat, site plan, or construction plan shall be remediated in accordance with this subsection. If a violation is discovered during the land clearing, land disturbance, or construction process, no certificate of occupancy (temporary or permanent) or surety release shall be granted until the violation is remediated and such remediation is inspected and approved by the Zoning Administrator. If a violation is discovered after completion of construction, it shall be remediated within thirty (30) days of the date of written notice by the Zoning Administrator. The Zoning Administrator may grant additional time to complete remediation activities if such timeframes will help ensure viability of replacement plantings due to weather or seasonal conditions.
  2. Remediation plan. The property owner shall be responsible for providing a written remediation plan with the Zoning Administrator to correct instances of excessive clearing. The remediation plan shall be consistent with the replacement criteria in Subsection 3 below and with the approved conservation subdivision plat, land disturbance plan, or other approved plan. The property owner shall be responsible for

ensuring the viability of all replacement plantings, shall request inspection by the Zoning Administrator or designated agent within two (2) years of planting to confirm viability, and shall replace any trees that may die. Additional fees may be imposed by the County to cover the cost of reviewing the remediation plan and conducting compliance inspections.

3. **Replacement criteria.** Trees that are removed shall be replaced so that there is, at a minimum, no loss of tree canopy coverage upon maturity of the replacement trees. All trees to be used as replacement trees shall be:
  - A Virginia native tree species as identified in the Virginia Department of Forestry’s Tree Seedling Brochure described by the Virginia Native Plant Society.
  - Be of minimum quality as identified in the [American Standard for Nursery Stock \(ANSI Z60.1-2004\) \(as amended\)](#).
  - Planted as described in the [American Standard for Nursery Stock ANSI Z60.1-2004 \(as amended\)](#); by a qualified landscape contractor to insure survival; and a minimum of 4 feet in height with caliper dependent on species.

#### **7.10 SITING OF PROPANE TANKS**

- A. Propane tanks of 500 gallons or larger shall be placed underground or shall be completely screened from view of adjoining properties through siting, vegetated screening, fencing, or other methods deemed acceptable by the Zoning Administrator, Screening methods, whether natural or manmade, shall be maintained throughout the life of the propane tank.
- B. These regulations shall apply to the siting of propane tanks in all zoning districts unless otherwise permitted by the regulations for a specific use.

#### **7.11 USE OF PRIVATE ACCESS EASEMENTS**

Requirements for the creation and modification of private access easements, including design standards and construction requirements, are set forth in [Section 4.5.3 of the Subdivision Ordinance \(Article II\)](#).

- A. In the AOC and FOC Districts, any one private access easement may serve not more than nine lots. Lots not served by private access easements shall be served by public roads constructed to Virginia Department of Transportation (VDOT) standards.
- B. In all other zoning districts, any one private access easement may serve not more than two lots. Lots not served by private access easements shall be served by public roads constructed to VDOT standards.
- C. Two or more interconnecting private access easements shall be deemed to be a single private access easement for purposes of this section.