DUMFRIES, VIRGINIA
Virginia's Oldest Continuously Chartered Town
CHARTERED 1749 INCORPORATED 1961

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AGENDA FOR PLANNING COMMISSION
WORKSESSION & MEETING FOR AUGUST 13, 2012,
VENUE: DUMFRIES TOWN HALL
ADDRESS: 17755 MAIN STREET, DUMFRIES VA 22026

PLANNING COMMISSION WORK SESSION 6:00 PM

I. Call to Order

II. Roll Call

III. Discussion

A. Town Council's request for the review, update, and alignment of descriptions, governances, and allowances of business types

1. Section 70-246 relating to the intent of the B-1 zoning district
2. Section 70-247(a) relating to allowable uses in the B-1 zoning district
3. Section 70-247(b) relating to uses allowed with a Conditional Use Permit in the B-1 zoning district
4. Section 70-247(c) relating to accessory uses in the B-1 zoning district
5. Section 70-281 relating to the intent of the B-2 zoning district
6. Section 70-282(a) relating to allowable uses in the B-2 zoning district
7. Section 70-282(b) relating to uses allowed with a Conditional Use Permit in the B-2 zoning district
8. Section 70-282(c) relating to accessory uses in the B-2 zoning district
9. Section 70-481 relating to the intent of the FB/O-1 zoning district
10. Section 70-482 relating to allowable uses in the FB/O-1 zoning district
11. Section 70-483 relating to uses allowed with a Conditional Use Permit in the FB/O-1 zoning district
12. Section 70-484 relating to accessory uses in the FB/O-1 zoning district
13. Section 70-316 relating to the intent of the M-1 zoning district
14. Section 70-317 relating to permitted uses in the M-1 zoning district

B. Town Council's request for the review of Section 70-14 Signs, related to the allowance of religious institutions and non-profit organizations to display temporary signs for events and program advertisement.

C. Section 70-541 – Improvements; standards for Site Plans. Consideration will encompass landscaping & lighting requirements, public improvements standards, buffering residential uses and related site planning elements.

IV. Adjournment of Work Session, however, the Planning Commission may reconvene the Work Session at the conclusion of the Business Meeting.

PLANNING COMMISSION MEETING 7:00 PM – PUBLIC HEARING FOR TEXT AMENDMENTS

I. Call to Order

II. Roll Call

III. Approval/Adoption of minutes from the July Work Sessions

IV. New Business

A. Election of Officers for Chairperson, Vice Chairperson and Recording Secretary.

B. PUBLIC HEARINGS

1. Text Amendment to Section 70-13(h)(1) related to the definition of "floor area" as it relates to minimum parking space requirements & Section 70-13(k) Parking credit allowance, a new section related to allowing a portion of required parking spaces to be waived for uses that might accommodate different parking needs at different times of the day.
   a) Staff Presentation – Morgan Brim
   b) Applicant Presentation
   c) Public Hearing
   d) Discussion
   e) Vote
2. Text Amendment to Section 70-282(B), Uses Allowable Pursuant to a Conditional Use Permit in the B-2 zoning district specifically related to the allowance of multifamily/residential units above commercial, retail or office uses on the ground floor
   a) Staff Presentation – Morgan Brim
   b) Applicant Presentation
   c) Public Hearing
   d) Discussion
   e) Vote
3. Text Amendment to Section 70-287 related to allowable heights in the B-2 zoning district to allow modification of height and setback requirements subject to Conditional Use Permit
   a) Staff Presentation – Morgan Brim
   b) Applicant Presentation
   c) Public Hearing
   d) Discussion
   e) Vote

4. Text Amendment to Section 70-542 Procedures related to the process and responsible agents for approval of site plans; specifically to allow site plans to be approved administratively by the Zoning Administrator and the Director of Public Works
    a) Staff Presentation – Morgan Brim
    b) Public Hearing
    c) Discussion
    d) Vote
5. Text Amendment to Section 70-22 (Temporary Uses) & Section 70-23 (Temporary Use General Standards)
    a) Staff Presentation – Morgan Brim
    b) Public Hearing
    c) Discussion
    d) Vote
6. Text Amendment to Section 70-679(a) related to meeting times for the Architectural Review Board.
    a) Staff Presentation – Debi Sandlin
    b) Public Hearing
    c) Discussion
    d) Vote

V. Information/discussion items

VI. Member comments

VII. Next meeting: September 10, 2012

VIII. Adjournment of Business Meeting. The Planning Commission may reconvene the Work Session.