

**TOWN OF DUMFRIES**

**NOTICE OF PUBLIC HEARING**

**BY THE PLANNING COMMISSION  
OF THE TOWN OF DUMFRIES, VIRGINIA ON**

**MARCH 12, 2012 AT 7:00 PM, or as soon thereafter may be heard**

The Planning Commission of the Town of Dumfries hereby gives notice of a Public Hearing to consider Zoning Text Amendments to amend, add or delete certain Zoning Ordinance provisions related to:

Section 70-13(h)(1) related to the definition of “floor area” as it relates to minimum parking space requirements;

Section 70-13(i) relating to minimum parking space requirements for multifamily residential units;

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;

Section 70-14(p) Consideration of modification of sign provisions, a new section related to allow modification of sign requirements to allow for a uniform sign package, subject to Conditional Use Permit;

Section 70-30 - Secondary residential uses in certain commercial zoning districts, a new section related to the allowance of residential units above commercial, retail or office uses on the ground floor;

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;

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;

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.

Additionally, also considered as part of the Public Hearing will be a hearing on the subject properties located at 17679 – 17733 Main Street which are currently zoned B-2, Neighborhood Business. The project is called Town Center, also known as First Town Center, and proposes approximately 200-250 residential units and approximately 150,000 square feet of retail, office, and commercial uses. The public hearing will be to consider a Conditional Use Permit related to multifamily/residential units above commercial, retail or office uses on the ground floor; and a Conditional Use Permit related to modification of height and setback requirements.

All supporting material is available for public inspection at the Office of the Town Clerk at 17755 Main Street, Dumfries, Virginia 22026 between the hours of 8:30 AM and 5:00 PM; M-F. The hearing will be held in Council Chambers at 17755 Main Street, believed to be accessible to persons with disabilities.

**BY CHRISTOPHER PADBERG, CHAIR OF THE PLANNING COMMISSION  
TOWN OF DUMFRIES, VIRGINIA**

**Instruction to Publisher: Run this notice one time on March 1 and one time on March 7, 2012.**