



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

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AGENDA FOR PLANNING COMMISSION
WORKSESSION & MEETING FOR JULY 16, 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. Agenda items listed in the Planning Commission Business Meeting Agenda.
 - B. Mayor Foreman'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, Section 70-247(a) relating to allowable uses in the B-1 zoning district, Section 70-247(b) relating to uses allowed with a Conditional Use Permit in the B-1 zoning district, Section 70-247(c) relating to accessory uses in the B-1 zoning district, Section 70-281 relating to the intent of the B-2 zoning district, Section 70-282(a) relating to allowable uses in the B-2 zoning district, Section 70-282(b) relating to uses allowed with a Conditional Use Permit in the B-2 zoning district, Section 70-282(c) relating to accessory uses in the B-2 zoning district, Section 70-481 relating to the intent of the FB/O-1 zoning district, Section 70-482 relating to allowable uses in the FB/O-1 zoning district, Section 70-483 relating to uses allowed with a Conditional Use Permit in the FB/O-1 zoning district, Section 70-484 relating to accessory uses in the FB/O-1 zoning district, Section 70-316 relating to the intent of the M-1 zoning district, Section 70-317 relating to permitted uses in the M-1 zoning district
 2. Table of allowed uses
 3. Alignment of uses in the Zoning Ordinance with Chapter 18, Div 3, Section 18-98 through 18-114 relating to BPOL
 4. Section 70-9 relating to Certificates of Occupancy
 5. Section 70-10 relating to Conditional Use Permits
 6. Section 70-576 through 70-583 relating to Nonconforming Uses
- IV. Adjournment of Work Session

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

- I. Call to Order
- II. Roll Call
- III. Approval/Adoption of minutes from May & June 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 70-14(p) modification of sign provisions, a new section to allow modification of sign requirements to allow for a uniform sign package, subject to Conditional Use Permit
 - a) Staff Presentation – Morgan Brim
 - b) Public Hearing
 - c) Discussion
 - d) Vote
5. 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
6. 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
7. 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

- A. If necessary, continuation of discussion regarding Work Session items.

VI. Member comments

VII. Next meeting: August 13, 2012

VIII. Adjournment