

Town of Luray

Planning Commission Agenda

November 11, 2015

1. Call to Order
2. Pledge of Allegiance
3. Review of Minutes from the October 14, 2015 meeting
4. Public Hearings:

Rezoning – April & Chris Judd: The applicants, April and Chris Judd, are requesting to rezone a R1 (Low-Density Residential) zoned parcel to B1 (General Business). The subject parcel adjoins an additional parcel which is also owned by the applicants. The property requested to be rezoned is roughly two acres in area, and is the proposed base of operations for a landscaping business; which would be owned/operated by the applicants. The subject parcel's postal address is 5 Hite Spring Road and it is identified on Page County Tax Maps as 42A6-(A)-6A.

ORDINANCE AMENDMENT (Triplex Ordinance):

1) It is proposed that Appendix A (Zoning), Article II (Definitions), Section 202 (Specific Terms), be amended to include a definition for the term "Triplex". The proposed definition is as follows: *Triplex: A triplex is three separate dwelling units arranged side-by-side. Triplexes shall possess an aggregate minimum lot size 10,000 square feet, and individual units may be further divided into separate lots/parcels as deemed appropriate.*

2) It is proposed that Appendix A (Zoning), Article IV (District Regulations), Section 404 (High-Density Residential – R4), 404.2 (Uses permitted by special use), be amended to include the following: *(n) Triplex*

3) It is proposed that Appendix A (Zoning), Article IV (District Regulations), Section 404 (High-Density Residential – R4), Section 404.3 (Area Regulations), be amended to include the following: *(c) Triplex units arranged side-by-side can be divided into lot sizes as deemed appropriate; provided the units are located on a lot with a minimum aggregate size of 10,000 square feet, and contains a firewall between individual dwelling units. A triplex unit shall possess a minimum of 75 feet of lot width at the setback line, and no individual unit/lot shall possess less than 20 feet of lot width.*

5. Review: Pending Rezoning & Special Use Permit Applications (People Incorporated & Mick-or-Mack Building)
6. Adjournment