

For publication in the March 23rd and 30th editions of the PN & C

Submission Date: March 17, 2017

NOTICE
PUBLIC HEARING
Planning Commission

The Town of Luray hereby gives notice that it intends to hold a Public Hearing to receive comments on amending the Town's Subdivision Ordinance. The Public Hearing will be held on April 12, 2017 in the Town Council Chambers at 45 East Main Street in Luray, Virginia at 7:00 p.m. The Town proposes to amend Article II of Appendix B (Subdivision) with the following action:

Creation of Section 209 – Boundary Line Adjustments

This action would codify, clarify, and outline the administrative process by which parcel adjustments that meet the listed criteria can be handled administratively by the Zoning Administrator. A copy of the proposed amendment can be obtained by contacting the Town Manager/Zoning Administrator, Charles M. Hoke, at (540) 743-5511. A copy is also available at the Town Office at 45 East Main Street, Luray, Virginia 22835 during normal business hours of 8:00 a.m. to 5 p.m.

For publication in the April 20th and 27th editions of the PN & C

Submission Date: April 14, 2017

NOTICE
PUBLIC HEARING
Town Council

The Town of Luray hereby gives notice that it intends to hold a Public Hearing to receive comments on amending the Town's Subdivision Ordinance. The Public Hearing will be held on May 8, 2017 in the Town Council Chambers at 45 East Main Street in Luray, Virginia at 7:00 p.m. The Town proposes to amend Article II of Appendix B (Subdivision) with the following action:

Creation of Section 209 – Boundary Line Adjustments

This action would codify, clarify, and outline the administrative process by which parcel adjustments that meet the listed criteria can be handled administratively by the Zoning Administrator. A copy of the proposed amendment can be obtained by contacting the Town Manager/Zoning Administrator, Charles M. Hoke, at (540) 743-5511. A copy is also available at the Town Office at 45 East Main Street, Luray, Virginia 22835 during normal business hours of 8:00 a.m. to 5 p.m.

**AN ORDINANCE TO AMEND ARTICLE II OF APPENDIX B
OF THE CODE OF THE TOWN OF LURAY, VIRGINIA**

WHEREAS, the Town of Luray, Virginia (the “Town”), has previously adopted a subdivision ordinance that is codified as Appendix B of the Town Code; and

WHEREAS, Appendix B does not currently provide for boundary line adjustments between adjoining parcels of land; and

WHEREAS, amending Appendix B to include a simplified process for boundary line adjustments would benefit the Town and its residents without compromising planning and zoning objectives; and

WHEREAS, the Town Planning Commission and Town Council have each conducted a properly-advertised public hearing with respect to the proposed amendment; and

WHEREAS, the Town Council has received the recommendation of the Town Planning Commission with respect to the proposed amendment.

NOW, THEREFORE, be it ordained by the Council of the Town of Luray, Virginia, as follows:

1. Article II of Appendix B of the Code of the Town of Luray, Virginia, shall be amended to include a new section, which shall be codified as “Section 209. – Boundary Line Adjustments” and shall include the following provisions:

Section 209. – Boundary Line Adjustments.

209.1. General requirements.

The administrator shall approve the relocation or adjustment of the boundary of adjoining parcels of land when the following requirements are met:

- (a) No new lots are created.
- (b) No street, alley, easement for public passage, or other public area is relocated or altered.
- (c) No easement or utility right-of-way is relocated or altered without the express consent of all persons holding an interest therein.
- (d) The parcels that result from the boundary line adjustment must conform to the requirements of Appendix A and B, as applicable, or in the case of non-conforming lots, the extent of non-conformance is not increased.

- (e) In the case of a re-subdivision, the parcels that are the subject of the boundary line adjustment must be the product of a valid plat of subdivision in conformance with Appendix B.

209.2. *Plat specifications and recording.* Each plat depicting a boundary line adjustment shall meet the requirements of Section 302.2 of Appendix B and bear the signature of the administrator. The plat shall be recorded in the Clerk's Office of the Circuit Court of Page County, Virginia, within six months of approval, and a copy of the recorded plat and receipt provided to the administrator. Any plat not so recorded shall be deemed null and void.

- 2. This Ordinance will take effect immediately.

Adopted: MONTH DAY, 2017

CERTIFICATE

I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of an Ordinance adopted by the Council of the Town of Luray, Virginia, on MONTH DAY, 2017, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Presgraves ¹				
Ronald "Ron" Vickers				
Jerry Dofflemyer				
Jerry Schiro				
Leroy Lancaster				
Joey Sours				
Leah Pence				

Date: MONTH DAY, 2017

[SEAL]

ATTEST: _____
 Clerk, Town Council of
 Town of Luray, Virginia

¹ Votes only in the event of a tie.