

Town of Luray

Planning Commission Agenda

July 12, 2017

- 1. Call to Order 7:00 P.M.**
- 2. Pledge of Allegiance**
- 3. Review of Minutes from the May 10, 2017 meeting**
- 4. Public Hearings:**
 - A) Zoning & Subdivision Amendments
 - B) Rezoning – Lord Fairfax Community College
 - C) Rezoning – Baker Development
- 5. Old Business:**
- 6. New Business:**
- 7. Updates & Discussion items:**
 - A) Comprehensive Plan 2018
 - B) People, Inc. – 52 Unit Apartment Complex
 - C) Street Light – 6th Street
 - D) Website Information/Contact Information
 - E) Dunkin Donuts (Old KFC/LJS)
- 8. Adjournment**

TOWN OF LURAY
PLANNING COMMISSION

July 2017

Ronald Good, Chairman

12 Meadow Lane
Luray, VA 22835

Alan Eldridge

151 S Court Street
Luray, VA 22835

Brian Sours

14 Mechanic Street
Luray, VA 22835

Gail Kyle

309 N Hawksbill Street
Luray, VA 22835

Grace Nowak, Vice Chair

296 First Street Apt A
Luray, VA 22835

Tracie Dickson

9 Cedar Drive
Luray, VA 22835

John Shaffer

23 Brumback Avenue
Luray, VA 22835

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
May 10, 2017**

The Luray Planning Commission met on Wednesday, May 10, 2017 at 7:00 p.m. in regular session. The meeting was held in the Luray Town Council Chambers at 45 East Main Street, Luray, Virginia at which time there were present the following:

Commissioners Present:

Ronald Good
Brian Sours
Grace Nowak
Alan Eldridge
John Shaffer
Tracie Dickson

Absent: Gail Kyle

Others Present:

Charlie Hoke, Town Manager

The meeting was called to order by Chairman, Ronald Good, at 7:00 p.m. and everyone joined in the Pledge of Allegiance to the flag. The roll was called with one member absent.

APPROVAL OF MINUTES:

Motion: Commissioner Nowak made the motion to accept the minutes from the April 12, 2017 Regular Planning Commission meeting and seconded by Commissioner Shaffer. YEA: Commissioners Good, Sours, Nowak, Eldridge, Shaffer, Dickson. **Approved 6-0**

UPDATES AND DISCUSSION

Definition of *Abut* and *Adjacent*

Mr. Hoke informed members that at the work session of the Council there were questions regarding the definition of *adjacent* and *abut*. The Council requested that the Town Attorney review this and Mr. Hoke provided the response from Mr. Botkins. The council's concern was that once a definition of adjacent was made, it should be used that way throughout the entire code. Council also considered that the words *adjacent* and *abut* be used, defining each, and used as appropriate throughout the code.

Mr. Botkins response was as follows:

- 1.) Add a definition for "abut" and revise the proposed definition of "adjacent to reflect the overlap:
 - a. Abut: Lots that share a common boundary.

b. *Adjacent: Lots that abut one another or are separated only by a street, alley, right of way, or easement.*

2.) *Narrow the proposed definition of “adjacent” to eliminate the need for the additional term:*

a. *Adjacent: Lots that share a common boundary line.*

(Mr. Botkins noted that Option 1 works best if Council wants to sue the broader definition of “adjacent” for some purposes but not others. Option 2 might be preferable if the narrower definition for “adjacent” works for applications.)

Commissioner Eldridge expressed some concerns about the proposed definitions. He explained that the town’s preference is to measure set-back distance from the front lot line. Mr. Eldridge asked about the definition of street right of way. Mr. Hoke said this is very difficult to discern sometimes. Mr. Eldridge said that “set-back” line is referred to frequently in the code, as well as front lot line. He explained that it would be nice if this was more clearly defined and said that all terminology in Appendix A- Section 202 should be defined in a matter that makes it concise for the general public to understand. Mr. Eldridge stressed concerns that the terminology is not easily understood throughout the code. Commissioner Dixon stated that the commission should be cautious in defining terminology too specific. Commissioner Eldridge would like for citizens to be able to understand what they are and are not able to do with their property, without consulting an attorney to explain the code.

Commissioner Nowak felt the code was written in such a way that allowed the citizen to come before the town and determine the specifics as they pertain to an individual property. Mr. Eldridge questioned if that citizen were to receive an unfavorable response, how would they then know what the precedent is for their situation. Chairman Ronnie Good asked if this would then become an issue for the Board of Zoning Appeals. Chairman Good felt the definitions were pretty clearly explained. Mr. Eldridge explained that this is just one example of an area that he feels is unclear.

Members continued to discuss areas of the code that were difficult to determine the intent. Commissioner Eldridge felt the intent of these changes was to eliminate ambiguity and he felt there were many areas that needed clarification. Commissioner Shaffer disagreed, and said that he feels there should be some authority for other boards to override decisions that may not meet exact criteria and prefers broader terminology. Mr. Hoke said that the two issues identified by the Council were only the terms *adjacent* and *abut*. Chairman Good felt that regarding Section 705.2, most of this is already in the town’s code and has worked well in the past. Mr. Hoke stated that the two changes recommended by the Town Attorney would be brought before the Town Council for review and if they approve, then will proceed to the public hearing process. Mr. Hoke clarified that the only changes would be for the definition of *adjoining* and *abut*. Chairman Good asked if the Commission was prepared to take action on this and move back to the Town Council.

Motion: Commissioner Shaffer made the motion to accept the definitions for *abut*, and *adjacent* as recommended and send back to Council for further action, seconded by Commissioner Nowak. **YEA:** Commissioners Good, Sours, Nowak, Shaffer, Dickson **ABSTAIN:** Eldridge. **Approved 5-0**

Baker Development-Request from PND to Business

Mr. Hoke said that there has been a request from Baker Development to change the PND Zoning to Business for the property located in West Luray. He said that there will be a request in the future

to change PND to Business Zoning for Lord Fairfax Community College regarding the property donated to the college by Baker Development.

Price Request- Linden Avenue

Mr. Hoke presented information from Mr. David Price regarding his property on Linden Avenue. The property was formerly a machine shop, then purchased by Mr. John Mrotek, and eventually sold to Mr. Price. Mr. Price has mentioned a request to have a business at this location, despite its R-1 Zoning. This activity is not permitted in the R-1 District and Mr. Hoke said he has been asked to research the possibility of a special use permit or rezoning. Mr. Hoke said that town records cannot be found for the permitting of a business at this location in the past, but he can recall there being a repair shop at this location many years ago. Mr. Hoke asked if the Commission had any thoughts on this request. Mr. Hoke said the area in general is made up of R-1 and R-3 Zoning and there is no business zoning nearby. Commissioner Eldridge pointed out that Mr. Mrotek's barn across the street is rented out as storage, therefore creating a business adjacent to the property. Mr. Hoke said that the owner has not formally made application for this at this point, but has contacted Mayor Presgraves. Commissioner Eldridge mentioned contacting the former owner, Mr. Beaver, to see if he has any permitting records from the prior business. Ms. Dickson said this would seem to be spot zoning. Commissioner Shaffer asked if this constitutes a business if there is no form of advertising taking place. The Commission members questioned the intended use by Mr. Price. Chairman Good said there can be no business in the R-1 District. Mr. Eldridge discussed the possibility of a residence on the second floor, which may make this easier to consist of a "home office". Mr. Hoke noted that a home office is permitted in B-1, but in the R-1 district there can be no foot traffic. Members said that Mr. Mrotek's adjacent property may be rented out by private agreement only, not constituting a business. Mr. Hoke said at this stage he is simply requesting the Commission's input per request of Mayor Presgraves. Chairman Good recalled a home on Springcrest that was not permitted to operate as an AirBNB because of the R-1 Zoning regulations.

Other Business

Commissioner Eldridge stated that when he joined the Commission he was not informed that the meetings were being recorded. Mr. Hoke said the meetings are recorded in order to make it easier for staff to take the meeting minutes. Mr. Eldridge stated that there is no information passed on to new Commission Members when they come on board. He advised members that he would have preferred to pass on items discussed tonight in e-mail form a few days prior to the meeting. Mr. Eldridge asked if this is permissible and if so; to what e-mail addresses. He requested that a document be made available for new members of the Planning Commission or any other commission of the Town that gives them some information. Commissioner Shaffer said that he was provided with a copy of the Zoning Ordinance and felt that it was his duty to read through this and be prepared for meetings. Mr. Shaffer said that he assumed anything he says on an appointed board is being taken down for the minutes, whether recorded or a secretary is present. Ms. Nowak said that it would be beneficial for all members to have one another's email address, physical address, and phone numbers. She noted that in the past, she has wanted to contact a fellow member but didn't have their contact information. Mr. Hoke said that he could provide this information.

Mr. Hoke said that the Town Council cannot communicate in group emails because it is considered an unadvertised meeting. He said that he is uncertain if this is the same for appointed boards.

There being no further business, the meeting adjourned at 7:53 p.m.

Charlie Hoke
Town Manager

ATTEST: _____
Prepared by: D. Babb, Deputy Clerk Treasurer

DRAFT

Town of Luray

NOTICE OF PUBLIC HEARING

ON PROPOSED ZONING

AMENDMENTS

NOTICE is hereby given pursuant to § 15.2-2204 of the Code of Virginia, as amended, that the Luray Town Planning Commission shall hold a public hearing on **Wednesday, July 12, 2017 at 7:00 p.m.** in the Luray Town Council Chambers located at 45 East Main Street in the Town of Luray, Virginia.

The purpose of the hearing is to receive public comments on a package of textual amendments to the Town's zoning and subdivision ordinances, which are codified as Appendix A and Appendix B, respectively. The proposed amendments are summarized as follows:

- Article II, Section 202 of Appendix A would be amended to (a) include definitions for the terms "abut" and "adjacent"; (b) amend the definition of the term "setback" to reference both the front lot line and street right-of-way; and (c) amend the definition of the term "variance" to reflect changes to Virginia Code § 15.2-2201.

- Article IV, Sections 401.4, 402.4, 403.4, and 405.4 would be amended to define the setback requirement in R-1, R-2, R-3, and R-5 zoning districts as the minimum distance that is at least (a) 35 feet from the front lot line; (b) 35 feet from the edge of any street right-of-way; and (c) 60 feet from the center of any street right-of-way.

- Article IV, Section 404.4 of Appendix A would be amended to define the setback requirement in R-4 zoning districts as the minimum distance that is at least (a) 15 feet from the front lot line; (b) 15 feet from the edge of any street right-of-way; and (c) 40 feet from the center of any street right-of-way.

- Article IV, Section 407.4 of Appendix A would be amended to define the setback requirement in M-1 zoning districts as the minimum distance that is at least (a) 20 feet from the front lot line; (b) 20 feet from the edge of any street right-of-way; and (c) 45 feet from the center of any street right-of-way.

- Article VI, Section 606 of Appendix A would be amended to set forth a process by which the zoning administrator may grant variances from physical requirements of the zoning ordinance for lots, structures, and improvements that predate the adoption of the pertinent requirement. Currently, the owner is required to seek a variance from the Town's Board of Zoning Appeals under those circumstances.

- Article VII, Section 705.2(2) of Appendix A would be amended to modify the process and standards by which the Town's Board of Zoning Appeals may grant a variance to reflect changes to Virginia Code § 15.2-2309.

- Article V, Section 502 of Appendix B would be amended to (a) include definitions for the terms "abut" and "adjacent"; (b) amend the definition of the term "setback" to reference both the front lot line and street right-of-way; and (c) repeal the definition of the term "building (setback) line" as unnecessary.

All interested persons may appear and present their views at the public hearing. Further information concerning the proposed amendments, including copies of the textual amendments, are available at the Town of Luray Offices, 45 East Main Street, Luray, Virginia, between the hours of 8 a.m. and 5 p.m. from Monday through Friday.

**AN ORDINANCE TO AMEND APPENDIX A AND APPENDIX B
OF THE CODE OF THE TOWN OF LURAY, VIRGINIA**

WHEREAS, the Town of Luray, Virginia (the “Town”), has previously adopted zoning and subdivision ordinances that are codified as Appendix A and Appendix B of the Town Code, respectively; and

WHEREAS, certain amendments to Appendix A and Appendix B have been proposed that would clarify existing requirements, promote a consistent and practical application of the ordinances, and incorporate recent changes in the law of the Commonwealth of Virginia; and

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

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

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

1. Article II, Section 202 of Appendix A of the Code of the Town of Luray, Virginia, shall be amended as follows:

(a) The terms “Abut” and “Adjacent” shall be added and defined as follows:

Abut: Lots that share a common boundary.

Adjacent: Lots that abut one another or are separated only by a street, alley, right-of-way, or easement.

(b) The definition of the term “Setback” shall be amended as follows:

Setback: The minimum distance by which a building or structure must be separated from the front lot line and street right-of-way.

(c) The definition of the term “variance” shall be amended as follows:

Variance: A reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure when the strict application of this ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of this ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

2. Article IV, Sections 401.4, 402.4, 403.4, and 405.4 of Appendix A of the Code of the Town of Luray, Virginia, shall each be amended as follows:

Setback regulations: All structures shall be located at least (a) 35 feet from the front lot line; (b) 35 feet from the edge of any street right-of-way; and (c) 60 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

3. Article IV, Section 404.4 of Appendix A of the Code of the Town of Luray, Virginia, shall be amended as follows:

Setback regulations: All structures shall be located at least (a) 15 feet from the front lot line; (b) 15 feet from the edge of any street right-of-way; and (c) 40 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

4. Article IV, Section 407.4 of Appendix A of the Code of the Town of Luray, Virginia, shall be amended as follows:

Setback regulations: All structures shall be located at least (a) 20 feet from the front lot line; (b) 20 feet from the edge of any street right-of-way; and (c) 45 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

5. Article VI, Section 606 of Appendix A of the Code of the Town of Luray, Virginia, shall be amended as follows:

606. - Nonconforming lots, structures, and improvements.

- (a) The administrator may grant a modification from any physical requirement of this ordinance, including but not limited to minimum lot size and width, for any lot, structure, or improvement that predates such requirement upon making the following written findings:
 - (i) The strict application of the requirement would produce undue hardship; and
 - (ii) The hardship is not shared generally by other properties in the same zoning district and the same vicinity; and
 - (iii) The modification will not be of substantial detriment to adjacent property and the character of the zoning district will not be changed by the granting of the modification.
- (b) Prior to granting a modification, the administrator shall give, or require the applicant to give, all adjoining property owners written notice of the request for modification, and an opportunity to respond to the request within 21 days of the date of the notice. The administrator shall make a decision on the application for modification and issue a written decision with a copy provided to the applicant

and any adjoining landowner who responded in writing to the notice sent pursuant to this paragraph.

- (c) The administrator's decision may be appealed to the board of zoning appeals as provided by Section 705.4, Article VII, of this Appendix. Decisions of the board of zoning appeals may be appealed to the circuit court as provided by Section 705.7, Article VII, of this Appendix.

State Law reference— Code of Virginia § 15.2-2286(A)(4).

6. Article VII, Section 705.2(2) of Appendix A of the Code of the Town of Luray, Virginia, shall be amended as follows:

To grant a variance upon appeal or original application in specific cases as defined in Code of Virginia, § 15.2-2201.

The Board of Zoning Appeals shall grant a variance if the evidence shows:

- (a) A strict application of the ordinance provisions would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of this ordinance; and
- (b) The property interest for which the variance is requested was acquired in good faith and any hardship was not created by the applicant; and
- (c) The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity; and
- (d) The condition of situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as amendment to this ordinance; and
- (e) The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- (f) The relief or remedy sought by the variance applicant is not available through a special exception process authorized under Virginia Code § 15.2-2309(6).

No variance shall be authorized except after notice and hearing as required by Code of Virginia, § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

In authorizing a variance the board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem

necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

7. Article V, Section 502 of Appendix B of the Code of the Town of Luray, Virginia, shall be amended as follows:

(a) The terms “Abut” and “Adjacent” shall be added and defined as follows:

Abut: Lots that share a common boundary.

Adjacent: Lots that abut one another or are separated only by a street, alley, right-of-way, or easement.

(b) The term “Building (setback) line” and its definition shall be repealed.

(c) The definition of the term “Setback” shall be amended as follows:

Setback: The minimum distance by which a building or structure must be separated from the front lot line and street right-of-way.

8. This Ordinance will take effect immediately.

Adopted: August 14, 2017

Mayor

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 August 14, 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				

¹ Votes only in the event of a tie.

Date: August 14, 2017

[SEAL]

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

NOTICE OF PUBLIC HEARING LURAY PLANNING COMMISSION REZONING REQUEST

NOTICE is hereby given pursuant to Section 15.2-2204 of the *Code of Virginia*, as amended, that Luray's Planning Commission shall hold a public hearing on **Wednesday, July 12, 2017 at 7 p.m.** The public hearing shall be conducted in the Luray Town Council Chambers located at 45 East Main Street in the Town of Luray, Virginia.

The purpose of the hearing is to receive public comments and to consider the following rezoning request presented by Lord Fairfax Community College.

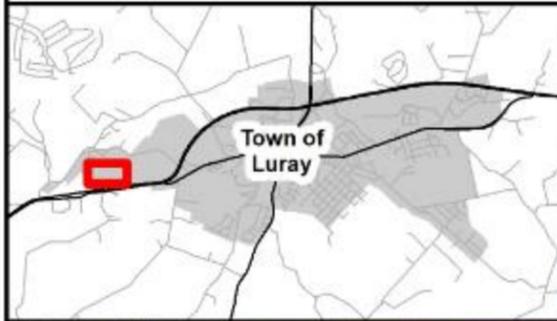
RZ-02-2017: The applicant, LFCC, is requesting to rezone a PND (Planned Neighborhood Development) zoned parcel to a B1 (Business) zoned parcel. The subject parcel is adjacent to Allison Drive within the Luray Landing Subdivision, and is surrounded by PND and Business zoned lots. The total property requested to be rezoned is roughly 6.31 acres in area, and is planned for commercial development.

The subject parcel's physical address is adjacent to 201 and 203 Allison Drive as well as 1036 US Hwy 211 West, and it is identified on Page County Tax Maps as 42A17-((1)) – 9 (portion of 42A8-((A))-1D.

Copies of the Town's zoning ordinance, the rezoning application, and a survey of the subject site are available at the Town of Luray's Office, 45 East Main Street, Luray, Virginia. These items may be viewed between the hours of 8 a.m. and 5 p.m. Monday – Friday. Questions may be directed to the Town by calling 540.743.5511, or by emailing bchrisman@townofluray.com.



Town of Luray: Luray Landing Development Area

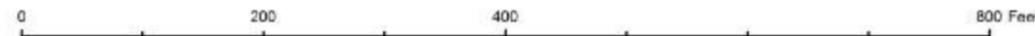


Note: All acreages noted in the map table are per plats created by Racey Engineering on various dates. This exhibit is not a substitute for said plats, and should be used solely for reference use.

New Lot	Original Lots	New Square Footage	New Acreage	Data Source
9	Portion of 42A8-((A))-1D; 42A17-((1))-9, 10, 31, 32, 45, 46 and open space	274,863.6	6.31	Lot consolidation was recorded December 15, 2016 in Instrument 2016002814.
10	42A17-((1))-1, 2, 3, 4	23,845.21	0.547	Lot consolidation not yet recorded, but resulting new acreages shown on plats as part of Town of Luray Application for Rezoning dated June 13, 2017.
11	42A17-((1))-5, 6, 7, 8 and open space	20,796.95	0.477	
12	42A17-((1))-33, 34, 35, 36, 37, 38 and open space	33,957.289	0.780	
13	42A17-((1))-41, 42, 43, 44 and open space	20,855	0.479	

Legend

- Roads
- New Lot 9
- New Lot 11
- New Lot 13
- Original Parcel Lines
- New Lot 10
- New Lot 12



June 20, 2017
Page County GIS Department
2015 VGIN Aerial Imagery
Any determination of topography or contours,
or any depiction of physical improvements,
property lines or boundaries is for general
information only and shall not be used for the
design, modification, or construction of
improvements to real property or for flood
plain determination.

BOUNDARY LINE ADJUSTMENT

OWNER(S): BAKER DEVELOPMENT PARTNERSHIP, LLC
SOURCE OF TITLE: DEED DATED SEPTEMBER 4, 2008, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF PAGE COUNTY, VIRGINIA IN INSTRUMENT NO. 200500003693 & 200800003464. TAX MAP: 42A8-A-1D, 42A17-1-9

THE CONVEYANCE OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "LURAY LANDING DEVELOPMENT SECTION ONE-A" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.

DATE

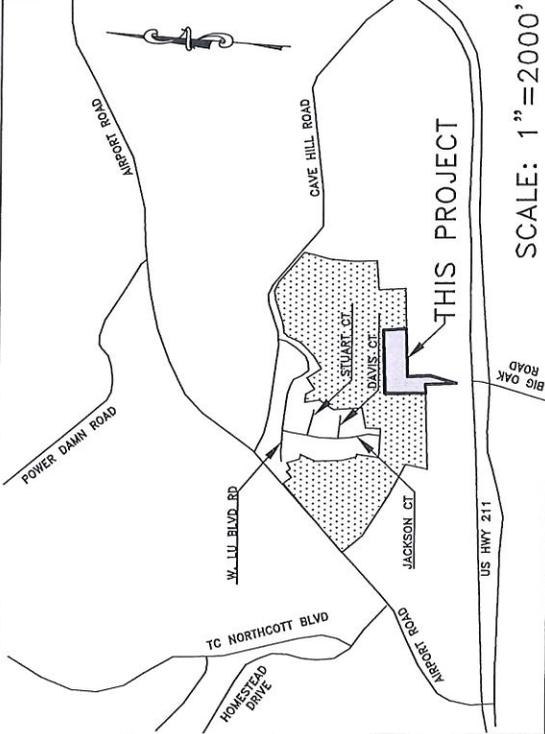
DATE

DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ MONTH, 2016,
BY _____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC

THE BOUNDRY SHOWN HEREON IS BASED ON A SURVEY BY JOHN R. WHITESIDE,
DATED JULY 18, 2008



SCALE: 1" = 2000'

AREA TABULATION: PHASE ONE-A

AREA (PH. ONE-A): 10.79 AC
AREA OF BLA (THIS PLAT): 6.20 AC
REVISED PH. ONE-A AREA: 16.99 AC

NEW LOT 9 - SECTION ONE-A

ORIGINAL LOT 9 AREA: 0.11 AC
INCREASE LOT 9 AREA: 6.20 AC
ADJUSTED LOT 9 AREA: 6.31 AC

APPROVED TOWN OF LURAY

CM Hoke 12-9-2016
Signature Date

Charles M. Hoke Town Manager
Printed Name Title

SPACE FOR USE BY COMMISSION AND COUNCIL

BOUNDARY LINE ADJUSTMENT ON THE LAND OF
BAKER DEVELOPMENT PARTNERSHIP, LLC

SECTION ONE-A
IN THE TOWN OF LURAY
COUNTY OF PAGE, VA

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE LAND CONTAINED IN THIS SUBDIVISION IS A PORTION OF THE SAME LAND SUBDIVIDED BY BAKER DEVELOPMENT PARTNERSHIP, LLC BY DEED DATED SEPTEMBER 4, 2008 OF RECORD IN THE PAGE COUNTY CIRCUIT COURT CLERK'S OFFICE IN INSTRUMENT 200500003693 & 2008000003464.



SHEETNAME

SHEET 1 OF 3

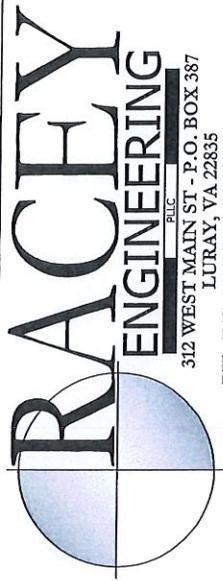
DRAWN BY: SDP

SCALE: NO SCALE DATE: 12/05/16 CHECKED BY: PBR

RE PROJECT #5994

TAX MAP # 42A8-A-1D, 42A17-1-9

PREVIOUS INST # 200500003693 & 200800003464

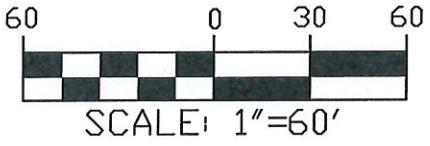


N/F
BAKER DEVELOPMENT
TM 42A8-A-1D
20' UTILITY/DRAINAGE EASEMENT

617.26
S88°27'17"W

ALLISON DRIVE

INST 08-3464
SEPTEMBER, 2008



- = PLATTED IRON PIN
- = PROPOSED IRON PIN
- ⊕ = UTILITY POLE
- o.h.u.- = OVERHEAD UTILITY LINE



NEW LOT 9 - SECTION ONE-A
ORIGINAL LOT 9 AREA: 0.11 AC
INCREASE LOT 9 AREA: 6.20 AC
ADJUSTED LOT 9 AREA: 6.31 AC

TEMPORAY
CUL-DE-SAC
INST 08-3464

LINES TO
BE VACATED

LOT : 46
4850 SF

LOT : 45
4850 SF

LOT : 44
4850 SF

TM 42A17-1-44

LINES TO
BE VACATED

LOT : 31
4850 SF

LOT : 32
4850 SF

LOT : 33
4850 SF

TM 42A17-1-33

TEMPORAY
CUL-DE-SAC
INST 08-3464
TO BE VACATED

LINES TO BE
ADJUSTED

FRONTIER
DRIVE

EX. 15' DRAINAGE
EASEMENT
INST 08-3464

LINE TO BE
VACATED

LOT : 10
4837 SF

LOT : 9
4836 SF

LOT : 8
4836 SF

TM 42A17-1-8

20' UTILITY/DRAINAGE EASEMENT

489.66
S0°01'42"E

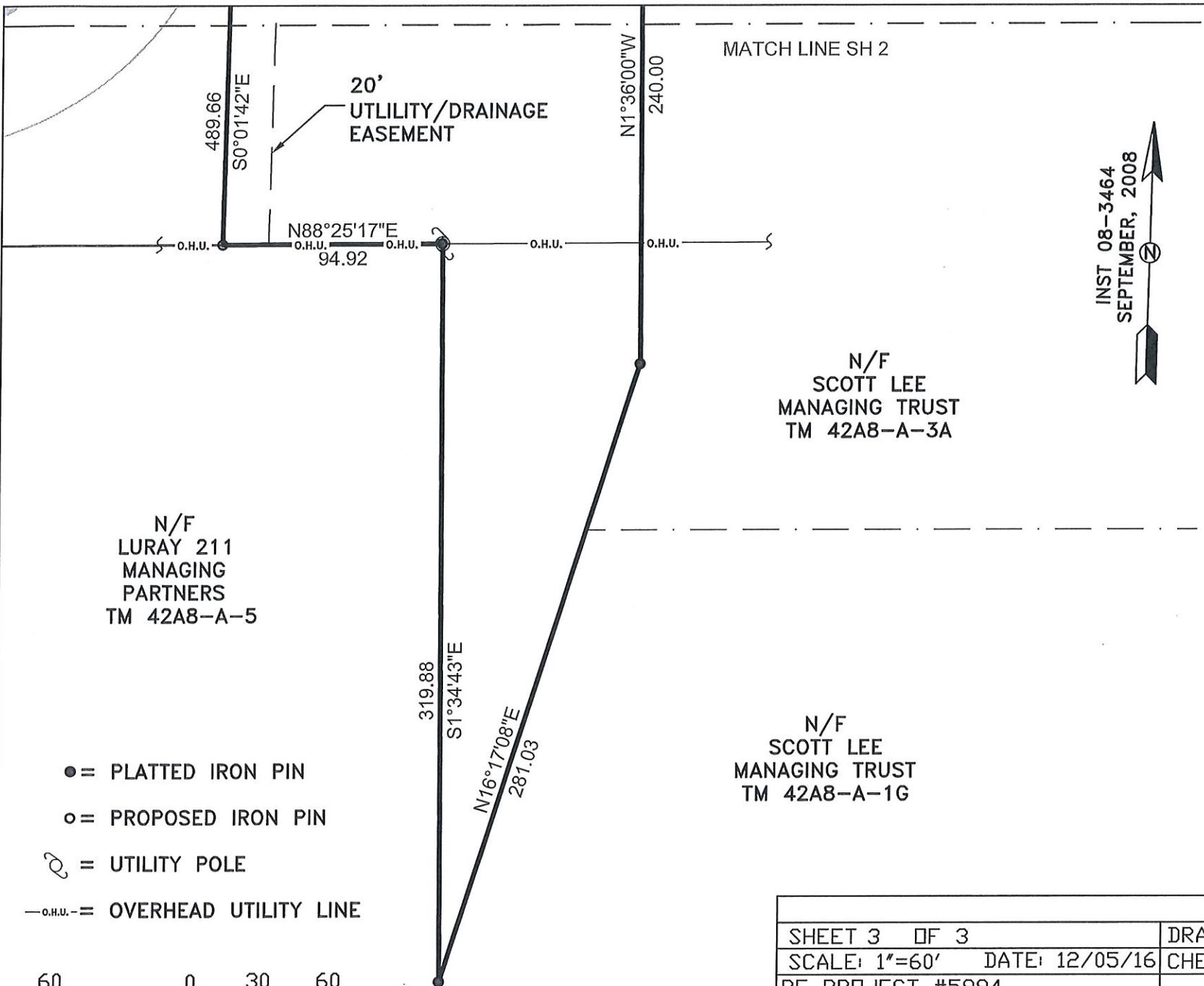
N88°27'17"E
494.32

N/F
SCOTT LEE
MANAGING TRUST
TM 42A8-A-3A

MATCH LINE SH 3

SHEET 2 OF 3	DRAWN BY: SDP
SCALE: 1"=60'	DATE: 12/05/16
RE PROJECT #5994	CHECKED BY: PBR
TAX MAP # 42A8-A-1D, 42A17-1-9	
PREVIOUS INST # 200500003693 & 200800003464	

RACEY ENGINEERING
PLLC
312 WEST MAIN ST - P.O. BOX 387
LURAY, VA 22835
PH: (540) 743-9227 - FAX: (540) 743-6118

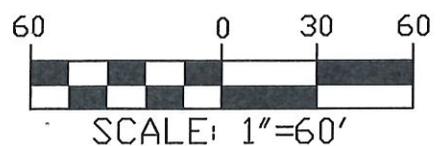


INST 08-3464
SEPTEMBER, 2008

1. EASEMENTS, IF ANY, NOT SHOWN, UNLESS OTHERWISE NOTED.
2. NO TITLE REPORT FURNISHED.
3. NO FLOOD INFORMATION GIVEN OR DETERMINED FOR THIS PARCEL.
4. BOUNDARY DERIVED FROM ACTUAL SURVEY AND DEED RECORDS AS FOUND AMONG THE LAND RECORDS OF PAGE COUNTY, VA.
5. PROPERTY ZONED: PND-TOWN OF LURAY.
6. EXISTING VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.
7. PROPOSED OR UNDERGROUND UTILITIES ARE NOT SHOWN.



● = PLATTED IRON PIN
○ = PROPOSED IRON PIN
⊕ = UTILITY POLE
-o.h.u.- = OVERHEAD UTILITY LINE



SHEET 3 OF 3	DRAWN BY: SDP
SCALE: 1"=60' DATE: 12/05/16	CHECKED BY: PBR
RE PROJECT #5994	
TAX MAP # 42A8-A-1D, 42A17-1-9	
PREVIOUS INST # 200500003693 & 200800003464	

RACEY
ENGINEERING
PLLC
312 WEST MAIN ST - P.O. BOX 387
LURAY, VA 22835
PH: (540) 743-9227 - FAX: (540) 743-6118

NOTICE OF PUBLIC HEARING LURAY PLANNING COMMISSION REZONING REQUEST

NOTICE is hereby given pursuant to Section 15.2-2204 of the *Code of Virginia*, as amended, that Luray's Planning Commission shall hold a public hearing on **Wednesday, July 12, 2017 at 7 p.m.** The public hearing shall be conducted in the Luray Town Council Chambers located at 45 East Main Street in the Town of Luray, Virginia.

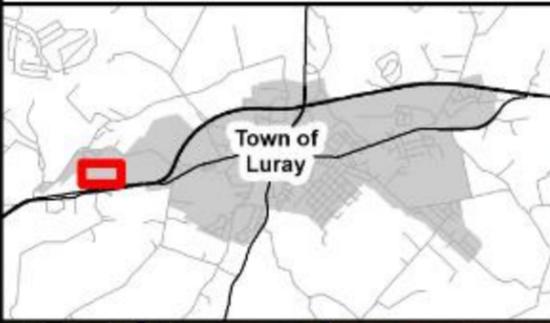
The purpose of the hearing is to receive public comments and to consider the following rezoning request presented by Baker Development Partnership LLC:

RZ-01-2017: The applicant, Baker Development, is requesting to rezone eighteen (18) PND (Planned Neighborhood Development) zoned parcels to four (4) B1 (Business) zoned parcels. The subject parcels adjoin Allison Drive within the Luray Landing Subdivision, and are surrounded by PND and Business zoned lots. The total property requested to be rezoned is roughly 2.283 acres in area, and is planned for commercial development. A Boundary Line Adjustment for lot consolidation will occur if the rezoning should be approved.

The subject parcel's physical address is adjacent to 201 and 203 Allison Drive, and it is identified on Page County Tax Maps as 42A17-((1)) - Lots 1-8, Lots 33 through 38 and Lots 41 through 44.

Copies of the Town's zoning ordinance, the rezoning application, and a survey of the subject site are available at the Town of Luray's Office, 45 East Main Street, Luray, Virginia. These items may be viewed between the hours of 8 a.m. and 5 p.m. Monday - Friday. Questions may be directed to the Town by calling 540.743.5511, or by emailing bchrisman@townofluray.com.

Town of Luray: Luray Landing Development Area

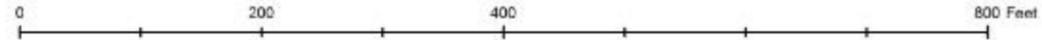


Note: All acreages noted in the map table are per plats created by Racey Engineering on various dates. This exhibit is not a substitute for said plats, and should be used solely for reference use.

New Lot	Original Lots	New Square Footage	New Acreage	Data Source
9	Portion of 42AB-((A))-1D; 42A17-((1))-9, 10, 31, 32, 45, 46 and open space	274,863.6	6.31	Lot consolidation was recorded December 15, 2016 in Instrument 2016002814. Lot consolidation not yet recorded, but resulting new acreages shown on plats as part of Town of Luray Application for Rezoning dated June 13, 2017.
10	42A17-((1))-1, 2, 3, 4	23,845.21	0.547	
11	42A17-((1))-5, 6, 7, 8 and open space	20,796.95	0.477	
12	42A17-((1))-33, 34, 35, 36, 37, 38 and open space	33,957.289	0.780	
13	42A17-((1))-41, 42, 43, 44 and open space	20,855	0.479	

Legend

- Roads
- New Lot 9
- New Lot 11
- New Lot 13
- Original Parcel Lines
- New Lot 10
- New Lot 12



June 20, 2017
 Page County GIS Department
 2015 VGIN Aerial Imagery
 Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.