

Planning Commission Agenda for November 15, 2006

1. Call to Order: 7:00 p.m.
2. Approval of minutes from October's Planning Commission meeting
3. Public Hearing, Rezoning, Special Use Permit & Ordinance Amendments:

- RZ06-5, Mr. Robert Brown
- SUP06-7, Mr. Ronald Jenkins & Mr. Chris Avery

Ordinance Amendments:

A) Article VIII (Signs) Section 801.6 (Exempt Signs), letter (i) of the Code of the Town of Luray, Virginia, presently reads as follows:

- (i) Public signs, including traffic, utility, parking, directional, identification, public event and festival signs **approved by the Town Council**, and other signs displayed for governmental purposes.

It is proposed that Article VIII (Signs) Section 801.6 (Exempt Signs), letter (i) of the Code of the Town of Luray be amended to the following:

- (i) Public signs, including traffic, utility, parking directional, identification, public event and festival signs be **approved by the Zoning Administrator**, and other signs displayed for governmental purposes

B) That Article VIII (Signs), Section 801.4 (Special Definitions) of the Code of the Town of Luray, Virginia, be amended to add the following:

Sandwich Board Signs – A non-illuminated sign that is constructed with two pieces of material, connected at the top, which pieces form a triangular shape and are self supporting. The two sides of a sandwich board sign shall not exceed 14 square feet in cumulative area, with no one side exceeding 7 square feet in area.

C) That Article VIII (Signs), Section 801.7 (Signs requiring a temporary sign permit) of the Code of the Town of Luray, Virginia, be amended to add the following:

- (f) Sandwich board signs provided that a temporary sandwich board sign permit is approved by the Town's Zoning Administrator. If approved the temporary sandwich board sign permit would be subject to annual review. A sandwich board sign is to be located on the same lot as the business or use to which it is accessory. Whereas it is impossible to locate the sign entirely on the same lot as the business or use, the sign may be placed on adjacent private property provided that permission is explicitly provided to the Town, or a Town sidewalk within reasonable proximity to the business provided that:
 - (1) The sign is placed in a manner which does not impede pedestrian access.
 - (2) The sign is removed at the close of business hours.

D) That Section 202 of Appendix A of the Code of the Town of Luray, Virginia, be amended to delete the following:

Open space, usable landscaped: That space on the same lot and contiguous to the principal building or buildings, except as herein noted, which is either landscaped with shrubs, planted with grass, or developed and maintained for recreation purposes, and excludes that portion of the lot which is utilized for off-street parking purposes.

That Section 202 of Appendix A of the Code of the Town of Luray, Virginia, be amended to add the following:

Open space: Common space generally intended for passive recreation, and not improved with a building, structure, vehicular travel lane, driveway, street, sidewalk, or parking area. Open space includes pedestrian ways, bike paths and trails interconnecting open space areas; undisturbed natural areas, woodlands and preservation areas; community facilities; landscaped grounds and buffers; playgrounds and tot lots; and swimming and boating areas. Open space shall not include yards within individual residential lots, areas less than thirty (30) feet in width between buildings or structures, or lands occupied by tennis courts or golf courses.

E) That Section 3.1(A) of Section 408.1 of Appendix A of the Code of the Town of Luray, Virginia, be amended to provide the following:

Section 3.1. Description of districts.

A. *Basis of districts.* The various floodplain districts shall include areas subject to inundation by waters of the 100-year flood. The basis for the delineation of these districts shall be the current Flood Insurance Study (FIS) report and the accompanying Flood Insurance Rate Map (FIRM) provided to the Town by the Federal Emergency Management Agency on April 19, 2006, as amended, which are incorporated herein [section 408.1] by reference and which shall be kept on file at the Town Office.

1. The floodway district is delineated, for purposes of this [section 408.1], using the criterion that certain areas within the floodplain must be capable of carrying the waters of the 100-year flood without increasing the water surface elevation of that flood more than one foot at any point. The areas included in this district are provided in the above-referenced Flood Insurance Study (FIS) report and the accompanying Flood Insurance Rate Map (FIRM), as amended, which are incorporated herein [section 408.1] by reference and which shall be kept on file at the Town Office.

2. The flood-fringe district shall be that area of the 100-year floodplain not included in the floodway district. The basis for the outermost boundary of the district shall be the 100-year flood elevations provided in the above-referenced Flood Insurance Study (FIS) report and the accompanying Flood Insurance Rate Map (FIRM), as amended, which are incorporated herein [section 408.1] by reference and which shall be kept on file at the Town Office.

That Section 3.2 of Section 408.1 of Appendix A of the Code of the Town of Luray, Virginia, be amended to provide the following:

Section 3.2. Official zoning map.

The boundaries of the floodplain districts are provided in the above-referenced Flood Insurance Study (FIS) report and the accompanying Flood Insurance Rate

Map (FIRM), as amended, which are incorporated herein [section 408.1] by reference and which shall be kept on file at the Town Office.

4. New Business

5. Old Business

- Policies related to voluntary proffers
- Review of proposed Bylaws for Planning Commission
- Open Space standards in the R5 zoning district

6. Items from the public

7. Adjournment