



LEGAL NOTICE

REGULAR SESSION – 5:30 PM – *Items listed below may include discussion, public hearing, and action.*

Land Management Code Amendments –

PL-12-01631

Chapter 1- General Provision and Procedures. Appeals and reconsideration process; review process for administrative applications such as admin permits, admin CUPs HDDRs, etc. ; financial guarantees process; extensions of approvals; vesting of applications; inclusion of process for formal consideration; and streamlined review of administrative applications by the Planning Commission..

Chapter 2- Zoning. Clarification of review process of applications, roof pitches in Historic zones, require building permits for driveways and flatwork, setback exceptions, height exceptions and third story in HRM, and setbacks in HRC, Transfer of Development Rights density multipliers, allowed and conditional uses, setbacks from wetlands, agricultural uses, setbacks for accessory structures and detached garages, front setbacks for combined lots, setbacks for decks in RD zone, CUP review process in HR-2, tabulation of number of stories in a structure, and exceptions for existing historic structures including height and footprint.

Chapter 3- Off- Street Parking. Parking requirements for various uses, parking in historic district, lighting, driveway widths, building permits for driveways and flat work.

Chapter 4- Supplemental Regulations. Review process for architectural review; permits for fencing, retaining walls, driveways and flatwork; process for special events; and outdoor display of art.

Chapter 5- Architecture Review. Lighting, flat work. and retaining walls; design review process in Historic Districts.

Chapter 6- Master Planned Development. Applicability in Historic Districts and MPD review criteria, or public art, soils management, open space, weeds, landscaping, and streetscape..

Chapter 7- Subdivisions. Subdivision process, soils management requirements, and financial guarantees for public improvements.

Chapter 8- Annexation. For compliance with State Code, and process for annexation agreements.

Chapter 9. Non-Conforming Uses and Structures

Chapter 10- Board of Adjustment. Special exceptions, variances, and minor adjustments.

Chapter 11- Historic Preservation. Panelization of historic structures and streamline design review (HDDR) process and appeals.

Chapter 12- Planning Commission. Review process and term expiration.

Chapter 15- Definitions. Temporary improvements (PODs and storage units), habitable space, stories, back of house and administrative uses in MPDs, affected entity, right-of-way, pet day care, recreation facilities, agricultural uses, Story, Impervious, split level, half story, telecommunications, and others that come up during review..

Public hearing and possible recommendation to City Council

Richards/PCMC Parcel – Annexation Petition

PL-12-01482

Public hearing and possible recommendation to City Council on 09/27/12

811 Norfolk Avenue – Plat Amendment

PL-10-00988

Public hearing and possible recommendation to City Council on 09/27/12

817 Norfolk Avenue – Plat Amendment	PL-10-00989
<i>Public hearing and possible recommendation to City Council on 09/27/12</i>	
Echo Spur, Lots 17-19 – Plat Amendment	PL-12-01629
<i>Public hearing and possible recommendation to City Council on 09/27/12</i>	
200 Ridge Avenue – Subdivision	PL-10-00977
<i>Public hearing and possible recommendation to City Council on 09/27/12</i>	
429 Woodside Avenue – Plat Amendment	PL-12-01550
<i>Public hearing and possible recommendation to City Council on 09/27/12</i>	

***Please Note* A work session may be held prior to the regular session.**

Notice Published: August 29, 2012

Notice Posted: August 24, 2012

Times shown are subject to change. The public is welcome to attend both the work session and regular meeting. In order for written correspondence to be included with the Planning Commission report, please submit it to the Planning Department prior to 5:00 PM on the Thursday before the scheduled meeting.

The Planning Commission meets regularly every second and fourth Wednesday of the month at 5:30 PM for action items. Times may be subject to change.