NOTICE OF PUBLIC HEARING

Notice is hereby given in accordance with Virginia Code Section 15.2-2204 that the Franklin City Council and the Planning Commission of the City of Franklin, Virginia will hold a joint public hearing on Monday, August 26, 2019 at 7:00 P.M. at the City Council meeting being held in the City Council Chambers at City Hall, 207 W. Second Avenue, Franklin, Virginia to consider amendments to the City of Franklin Zoning Ordinance and the Official Zoning Map as follows:

1. Amend Section 3.5 and 3.7 of the Zoning Ordinance and the table in Section 19.2 of the Zoning Ordinance in the R-O Single Family Residence District regulations to decrease the minimum lot size for detached single family dwellings from forty thousand (40,000) square feet to twenty thousand (20,000) square feet per lot., and reduce the minimum lot width from one hundred fifty (150) feet to one hundred (100) feet.
2. Amend the Official Zoning Map to change that portion of the B-3 General Business District which is located in the Downtown Central Commercial Area from B-3 General Business District to B-3A General Business District. The properties affected by this amendment include: Tax Parcels 90-40-6, 107-48-14-57, 123-77-A-3, 123-77-A-5, 123-77-A-7, 123-77-A-9, 123-72-10-41, 106-48-242, 107-48-19-10, 107-48-22-2, 107-55-13-5, 107-55-13-6, 107-55-13-7, 106-109-E, 107-48-23-6, 107-48-24-1, 107-48-24-2, 107-48-24-3, 107-48-25-4, 107-48-25-6, 107-48-25-6A, 107-55-2-40A, 107-55-6-2A, 107-55-7-4, 107-55-7-4A, 107-55-7-5, 107-55-7-6, 107-55-7-7, 107-55-7-8, 107-55-7-9, 107-55-7-5A, 107-55-9-12, 107-55-9-13, 123-122-A, 123-122-D, 123-48-25-5, 123-48-25-6B, 123-72-7-50, 123-72-7-50A, 123-72-7-51, 123-72-7-52, 123-72-8-32, 123-72-8-33, 123-72-8-32A, 123-72-8-33A, 123-78-1, 90-40-3, 90-40-4, 90-40-5, 90-55-1-55, 90-55-1-55A, 91-40-1, 91-40-2, 106-47-9, 106-48-12-243-2, 90-48-12-243-1, 107-55-6-1, 107-55-6-2, 107-55-6-3, 107-55-6-4, 107-55-6-5, 91-55-2-48, 91-55-2-48A, 91-55-2-48B, 106-109-C, 106-48-16-245, 107-48-16-246, 107-48-16-247, 107-48-16-248, 107-48-16-249, 107-48-16-250, 106-109-A, 106-109-B, 106-109-D, 107-48-16-251, 107-48-16-252, 107-48-16-253, 107-48-16-254, 107-48-16-255, 107-55-11-1A, 107-55-9-10, 107-55-9-10A, 107-55-9-10B, 107-55-9-11, 107-55-9-11A, 107-55-11-1, 107-55-11-2, 107-55-11-3, 107-55-11-4, 107-55-11-5, 107-55-11-6, 107-55-11-7, 107-55-13-1, 107-55-13-1A, 107-55-13-9A, 107-55-13-9B, 107-55-13-8, 107-48-22-4, 107-48-23-1, 107-48-23-2, 107-48-23-3, 106-48-14-229, 106-48-14-60, 107-55-6-6, 106-48-15-244, 91-55-1-49, 91-55-1-50, 91-55-1-51, 91-55-1-52, 91-55-1-53, 90-55-1-54, 123-122-B, 106-48-13-230, 106-48-13-231, 107-48-14-53, 107-48-14-56, 107-48-14-55A, 107-48-14-58, 90-40-7, 106-48-14-59, 106-47-1, 106-47-2, 106-48-12-237, 106-48-12-238, 106-47-3, 106-47-4, 106-47-5, 106-47-6, 106-47-7, 106-47-8, 107-48-14-55, 107-55-13-2, 107-55-13-3, 107-55-13-4, 123-72-8-31, 123-72-8-34, 123-72-10-47A, 123-72-10-52, 123-72-10-53, 123-72-10-54, 123-77-B-1E, 123-78-2, 123-122-C, 107-55-2-41, 107-55-2-42, 107-55-2-43, 107-55-2-44, 107-55-2-45, 107-55-2-46, 107-55-2-47, 106-48-13-17A, 106-48-13-232, 106-48-13-233, 106-48-13-234, 107-55-3-17, 107-55-3-18, 107-55-3-18A, 107-55-3-19, 107-55-3-19A, 107-48-25-1, 107-48-25-2, 107-48-25-3, 123-77-B-1D, 106-210-A, 106-210-B, 107-225-B, 107-55-8-1, 107-48-22-1, 123-72-7-53A, 90-36-6, 123-72-7-53, 107-48-22-3
3. Amend Section 19.2(2) of the Zoning Ordinance to provide that any lot lawfully of record, except in the B-3 and M districts, may be used for a single family dwelling even though such lot does not meet the lot area or lot width requirements of the district, provided all the other regulations of this ordinance are satisfied. Such single family dwelling shall not be deemed to be nonconforming.
4. Add Section 2.13 to the Zoning Ordinance to allow Food Trucks and Mobile Food Vendors on developed properties within the city under an annual administrative permit issued by the zoning administrator.
5. Amend Sections 10.4, 11.4, 12.4, 12A.4, 13.3 and Section 14.3 of the Zoning Ordinance to allow a Mobile Food Vendor as a permitted accessory use.
6. Amend Sections 18.2, 18.3, 18.4, and Section 18.5 to provide for reduced required off-street parking for select uses; to provide for special parking regulations for single – family detached dwellings, to provide for units of measurement and how to calculate the number of required parking spaces; to allow for decreases or increases in the number of parking spaces when approve by the planning commission or zoning administrator conditioned on a reduction of pre-development stormwater runoff; to reduce the parking space width to nine feet and to offer alternative parking surfaces to reduce post development stormwater runoff volume from entering the offsite receiving system.

A map with the R-O zoning district shaded and the proposed B-3A area appears on the attachment enclosed in this notice. In the event of any discrepancy between that map and the official zoning map, the official zoning map shall control. Full texts of the proposed ordinance amendments are available for inspection at the office of the secretary of the Planning Commission located at 207 West Second Avenue, Franklin, Virginia during regular business hours. Any person desiring to express his or her views with respect to the proposed amendments should appear at the aforesaid time and place. The public hearing is to be held at a public facility designed to be accessible to persons with disabilities. Any persons with questions concerning the accessibility of the facility or those who have need for reasonable accommodations should contact Shelia Baker, at (757) 562-8501. Persons needing interpreter services for the deaf must notify Ms. Baker at least seven (7) days in advance of the hearing.

City of Franklin Planning Commission

Donald E. Goodwin, CBO, CFM

Secretary

Run in Tidewater News legals

Sunday August 11th and 18th, 2019