

**STAFF REPORT**  
**February 12, 2018**

**APPLICATION:** SUP18-1

**APPLICANT/OWNER:** Charles & Melissa Seal  
2710 Dry Run Road  
Luray, VA 22835

**LOCATION:** Tannery Road (a private road)  
Tax Map# 42A11-A-39A

**Current Use of Property:** The property is presently vacant.

**Background Information:**

The applicant Charles B. Seal, is requesting a special use permit to construct a self-storage business consisting of 136 units and office space on a roughly 130,680 square foot parcel of land. The subject parcel is zoned "B1" (Business), and mini-storage units are permitted by special use permit.

**Applicable Code Sections:**

APPENDIX A – ZONING / ARTICLE VII. – ADMINISTRATION AND ENFORCEMENT / SECTION 703. -SPECIAL USE PERMIT

APPENDIX A – ZONING / SECTION 406. – BUSINESS DISTRICT B1, 406.2. USES PERMITTED BY SPECIAL PERMIT (j) MINI-STORAGE UNITS

**Public Notice:** January 25, 2018 & February 1, 2018 PNC

**Planning Commission Agenda:** January 10, 2018 Public Hearing  
Commission Recommendation for Approval

**Action Needed:**

Requesting Council Decision on the Preliminary Plat

**Other Items for Discussion:**

Drainage  
Water, Sewer Connections  
Existing Sewer Lines

**Recommended Conditions:**

Review by the Town (as needed) at any time  
Special Use Permit Review Upon Operational or Ownership Change  
Sit Plan Required per Section 515 of Appendix A, Article V