



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VI - A

Meeting Date: July 11, 2018

Agenda Item: PUBLIC HEARING & COMMISSION CONSIDERATION
Item VI-A – Manufacture Single Family Dwelling in R3 Zoning District

Summary: Commission is requested to conduct a public hearing to receive comment on a request from Chasity Faison for a Special Use Permit to install a manufactured single-family dwelling at 135 Bixlers Ferry Road, Tax Map No. 42A10-A-20A.

Town Code Section 403.2 (e) allows manufactured homes if they meet the following requirements:

1. If it is a structure, transportable in two or more sections, which in the traveling mode is ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single-family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.
2. The special use permit application must be reviewed by the Luray Planning Commission and approved by the Luray Town Council.
3. The axles, wheels and towbar/hitch must be removed.
4. The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must be approved by the planning commission and the Luray Town Council.
5. The underpinning shall consist of a permanent, continuous masonry foundation.
6. Siding must be of any material commonly used in conventional homes.
7. Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.
8. All other Town of Luray zoning requirements must be met.

Staff requests that the applicant confirm the required setbacks, construct an independent driveway connection to Bixlers Ferry Road for the lot, and orient the structure entrance to the front yard of the lot.

History: N/A

Suggested Motion: I move that the Planning Commission recommend approval of the Special Use Permit request from Chasity Faison to install a manufactured home at 135 Bixlers Ferry Road, Tax Map No. 42A10-A-20A in compliance with Town Code Section 403.2 (e). I further move that the recommendation for approval be conditioned upon (1) the applicant confirming the required setbacks, (2) construction of an independent driveway connection to Bixlers Ferry Road for the lot, and (3) orient the structure entrance to the front yard of the lot.