



**Town of Luray, Virginia**  
Planning Commission Agenda Statement

Item No: VI - A

Meeting Date: May 16, 2018

Agenda Item: PUBLIC HEARING & COMMISSION CONSIDERATION  
Item VI-A – SUP 18-4 335 North Hawksbill St – Lodging House Operation

Summary: Commission is requested to conduct a public hearing to receive comment on a request from Steward and Judy Yowell for a Special Use Permit to operate a Lodging House at 335 North Hawksbill St (Tax Map 42A4-A-20). The property is zoned R-3 High-Density Residential with adjacent property similarly zoned. Properties across the street are zoned B-1 Business and M-1 Light Industrial.

A lodging house is commonly defined as a residential building, other than a hotel, motel or bed-and-breakfast home, where lodging is provided for compensation on a regular basis, pursuant to previous arrangements, but which is not open to the public or transient guests, for no longer than thirty (30) consecutive days. Meals may be provided to the residents in a central location; however, no provisions shall be made for cooking in individual rooms or units. The maximum number of guests shall be two per bedroom with on-site parking for all guests.

Staff recommend the following conditions be considered:

- 1) Occupancy of no more than six (6) guests at any one time;
- 2) On-street parking is required for all guest vehicles;
- 3) One identification sign can be permitted on the property not exceeding four square feet on either side;
- 4) Meals if provided shall be served to only guests renting bedrooms in the dwelling; and
- 5) Obtain Town Business License; Transient occupancy tax and meals tax must be collected and remitted to the Town.

History: N/A

Suggested Motion: I move that the Planning Commission recommend approval of the Special Use Permit request from Steward and Judy Yowell to operate a lodging house at 335 North Street (Tax Map 42A4-A-20) with the following conditions: 1) Occupancy of no more than six (6) guests at any one time; 2) On-street parking is required for all guest vehicles; 3) One identification sign can be permitted on the property not exceeding four square feet on either side; 4) Meals if provided shall be served to only guests renting bedrooms in the dwelling; and 5) Obtain a Town Business License; transient occupancy tax and meals tax must be collected and remitted to the Town.