

Town of Luray

Planning Commission Agenda

February 13, 2013

1. Call to Order

2. Pledge of Allegiance

3. Review of Minutes from the January 16, 2013 meeting

4. Introduction of New Planning Commissioner: Ms. Grace Nowak

5. Public Hearings:

Rezoning Request - RZ13-1: The applicant, Mr. Danny Chu, is requesting to rezone a R3 (High-Density Residential) zoned parcel to B1 (General Business). The subject parcel is roughly ½ acre in size, and the location of a commercial car wash.

If rezoned to B1, the applicant intends to subsequently apply for a special use permit in order to convert the existing car wash into mini-storage units. In the B1 zoning districts, mini-storage units are allowed only by special permit. Therefore, if rezoned to B1 the applicant will apply for a special use permit and this will require additional public hearings.

The subject parcel's postal address is 40 North Bank Street and is identified on Page County Tax Maps as 42A4 A 39.

Special Use Permit Request - SUP13-1: The applicant, Mr. James Dovel, is requesting a special use permit to operate a storage warehouse on a roughly 1 ½ acre M1 (Industrial) zoned parcel. The proposed use, a storage warehouse, is considered to be a like/similar use to mini-storage units. In the M1 zoning district, all uses require a special use permit.

An existing structure is located on the subject parcel, and Mr. Dovel intends to expand this structure to accommodate the proposed use. This existing structure is roughly 100 feet by 40 feet in size, and the proposed addition would roughly be the same size. A sketch of the proposed addition is on file, and can be reviewed by the public.

The subject parcel is further identified on Page County Tax Maps as 42A4 (10) 8A, and its postal address is 211 Tannery Road.

6. Old Business:

Proposed Ordinance Amendment: Allowing Bed and Breakfast operations on additional streets/areas in the R2 zoning district by special use permit

7. Adjournment