

Town of Luray

Planning Commission Agenda

March 16, 2011

1. Call to Order
2. Pledge of Allegiance
3. Review of Minutes from the February 16, 2011 regular meeting
4. Public Hearings: Special Use Permit Request

SUP11-1: The applicant, Rutt Enterprises (Mr. John Rutt), is requesting a special use permit to operate a storage warehouse on a M1 (Industrial) zoned parcel. In the M1 zoning district, all uses require a special use permit. The storage warehouse would be operated by Page One's Family Assistance and Food Program. The subject parcel is approximately 1.3-acres in size, and contains an existing structure which would be the location of the proposed use. The parcel's postal address is 104 North Hawksbill Street, and is further identified on Page County's Tax Maps as 42A4 (A) 48A.

Rezoning Request:

RZ11-1: The applicant, Page Memorial Hospital, is requesting to rezone an approximately 13.4-acre parcel from R3 (High-Density Residential) to B1 (General Business). The subject parcel is located on Memorial Drive and is the location of Page Health Care Associates, Page Memorial Hospital, Page Memorial Specialty Clinic and the currently under construction Medical Office Building. In the R3 zoning district a "general hospital and special care hospital" are listed as "uses permitted by special permit". Therefore all significant additions and/or changes to the subject site demand a special use permit which requires a public hearing. Whereas in the B1 zoning district a "hospital" is listed as "uses permitted by right". If rezoned to B1, additions and/or changes to the subject site would not require a public hearing. Independent of zoning, changes and/or additions to the site would be required to adhere to Site Plan and Town engineering review requirements before any proposed change could be effectuated. The property's postal address is 200 Memorial Drive, and is further identified on Page County's Tax Maps as 42A10 (A) 101.

5. New Business:

Stoneybrook Meadows Apartments: considerations to amend the Town Code to include a definition for "Apartment houses" in the R5 zoning district.

6. Adjournment