

Town of Luray

Planning Commission Agenda

October 14, 2015

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Review of Minutes from the September 16, 2015 meeting**
4. **Public Hearings:**

SPECIAL USE PERMT 15-2: The applicant, Lee Hoke, is requesting a special use permit to convert an existing accessory structure into an Accessory Dwelling Unit (ADU). The Town Code defines an ADU as “a detached secondary residency containing provisions for sleeping, cooking and sanitation which is located on the same lot as the primary residence.” The subject property is zoned R4 (High-Density Residential), and in the R4 zoning district an ADU is allowable by special permit. The parcel’s postal address is 514 Luray Avenue, and is further identified on Page County’s Tax Maps as 42A1118-89-9.

ORDINANCE AMENDMENT: The purpose of the hearing is to receive public comments and to consider amendments to Appendix A (zoning), Article V (supplemental regulations), section 506 (minimum off-street parking) of the Town Code.

The proposed amendments provide an avenue for administratively obtaining a “parking waiver” from existing parking requirements as currently enumerated in section 506 of the Town Code. In order to be eligible for a parking waiver, the business/use must operate from an existing structure located on or near Main Street, extending from Memorial Drive to Bristol Avenue. The waiver request will be required to be submitted to the Zoning Administrator, and after review, a decision will be rendered granting approval, approval with proposed modifications or denial. The intent of the proposed amendments is to provide a direct and streamlined process for evaluating parking in areas where providing off-street parking could be difficult or impractical.

5. **Review: Potential Triplex Ordinance for the R4 Zoning District**
6. **Adjournment**