

SUP11-1, Rutt Enterprises (Mr. John Rutt) Special Use Permit Application for a Storage Warehouse in a M-1 (Industrial) Zoning District

Location and Proposed Use

The applicant, Rutt Enterprises, has applied for a special use permit to utilize a portion of an existing structure, located on a M1 (Industrial) zoned lot, for a storage warehouse. In the M1 zoning district all uses require a special use permit. If approved, Page One would utilize roughly 2,000 square feet of the existing structure to operate its food and family assistance program.

The subject M1 zoned parcel is approximately 1.29 acres in size. A portion of the existing structure is the location of “Showalter Signs”, a sign and silk screening business. In total, the structure contains approximately 16,000 square feet of floor area. However, Page One’s food and family assistance program would occupy approximately 2,000 square feet in area, and be located in a separate dedicated section of the structure. This area would be utilized as a storage facility for Page One’s food pantry, and also be the location of a small administrative office to support the program.

Other Considerations

- Prior to being occupied, the Town would need to be provided with a Certificate of Occupancy (C.O.) by the Page County Building Official. Before issuing a C.O., the Building Official will require the building area for the proposed use meet all building code requirements.
- The subject site contains a sizable dedicated off-street parking area. Also, adjacent public parking exists as well. The proposed storage facility is not expected to dramatically increase the need for parking in this area; however, the general area contains ample off-street and on-street parking areas.

Summary

The proposed storage warehouse, intended to support Page One’s food and family assistance program, will augment the array of services already provided by this organization. Prior to occupying the structure, the County Building Official will require that the proposed use area meet all relevant building codes. The subject structure appears to be well-maintained, and lies in close proximity to Page One’s existing storefront, and office, located on West Main Street. Additionally, ample off-street and public parking is available in this area. If approved, this use is not expected to negatively impact the surrounding area; instead, it is believed that this use will help to increase essential services provided by an organization dedicated to assisting families in the Town of Luray, and Page County.

SUP11-1
Tax Map Number: 42A4 (A) 48A
PC Hearing: March 16, 2011