

Planning Commission Agenda for August 16, 2006

1. Call to Order: 7:00 p.m.
2. Approval of minutes from July's Regular Planning Commission meeting and Work Session
3. Public Hearing, Special Use Permit & Ordinance Amendments
Special Use Permit: SUP06-6. Mr. Stephen Lee

Ordinance Amendments:

1) That Section 202 of Appendix A of the Code of the Town of Luray, Virginia, be amended to add the following:

Special Use Permit: A permit authorizing a special use that is not permitted by right in a particular zoning district, subject to the provisions of Section 703 of Appendix A.

2) **Special Use Permit:** That Section 703 of Appendix A of the Code of the Town of Luray, Virginia, be amended to provide as follows:

(a) Where uses are permitted by a special use permit, the location and beginning of such uses shall require, in addition to the zoning permit and certificate of occupancy, a special use permit. These permits shall be subject to such conditions as required in this ordinance, and those that the governing body, upon recommendation of the planning commission, deems necessary to carry out the intent of this ordinance. Applications for such permits shall be submitted to the zoning administrator.

(b) Special use permits shall either transfer with title to the property, or be subject to an automatic review upon a change in ownership of the property, a change in possession of the property, a change in the operation or management of the property, or a transfer of majority control of the business entity. Upon such review, a special use permit may be amended, revoked or renewed after notice and a public hearing. Any special residential or industrial use permit shall transfer with title to the property, and shall not be subject to such an automatic review. Any special business use permit shall transfer with title to the property, and shall not be subject to an automatic review, unless a condition of the permit expressly provides for such review of any billiard parlor, poolroom, bowling alley, dance or similar form of public amusement, or any other use which requires such review to ensure

the general health, safety and welfare of the Town.

(c) Notwithstanding the foregoing, any special use permit shall be subject to an automatic review upon the violation of any condition thereof. Upon such review, a special use permit may be amended, revoked or renewed after notice and a public hearing.

(d) Any special use permit shall be recorded by the owner(s) of the property, at their expense, in the land records of the Clerk's Office of the Circuit Court of Page County, within thirty (30) days of issuance.

4) New Business

5) Old Business

- Examining open space requirements in the R5 Zoning District

- General comments concerning Comprehensive Plan update

6) Items from the public

7) Adjournment