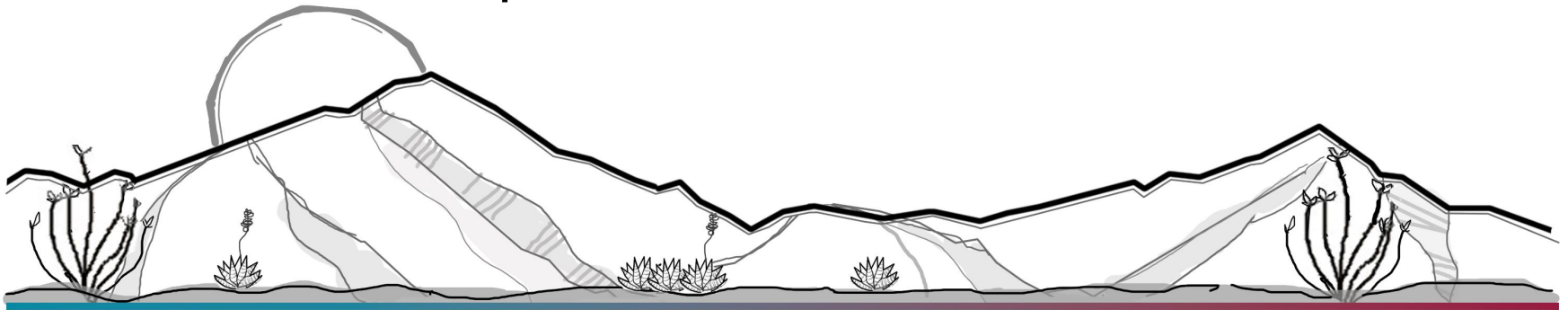


Docket R25-04

Special Use Appeal Remand

Board of Supervisors
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Special Use Authorization:

Special Use Authorizations (SUAs) are intended for uses with unique characteristics that may not be suitable by right in a zoning district.

SUAs often have a higher potential to impact neighboring properties.

The Planning and Zoning Commission considers 10 factors for or against a special use within a public hearing.

SUA decisions of the Commission are final unless appealed to the Board of Supervisors.

Appeals

The Board of Supervisors is the appellate authority. The BOS is specifically limited to affirming, reversing, or modifying a decision of the Planning Commission.

Changes

Remand option – A remand may be ordered if the Board determines that:

- Additional evidence or testimony is necessary for a proper decision; or
- New information has been submitted that was not reasonably available at the time of the Planning Commission hearing.

Limitation: A remand may occur only **once** per appeal.

REMAND ROADMAP



Sample Remand Motion

“I move to remand the Special Use authorization for planning docket **SU25-XX**, back to the Planning Commission for further proceedings consistent with the Board’s direction. The Planning Commission is instructed to consider all available evidence, including testimony and documents submitted to date, and any additional information the Commission deems necessary.

The Planning Commission shall conduct a public hearing on this matter on (**insert date**), at which time all interested parties may provide testimony, and return its findings and recommendation to the Board of Supervisors for final action.”

Recommendation

Planning and Zoning Commission Public Hearing (September 10, 2025): The commission provided a recommendation of amendment approval (7-0).

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