

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
July 12, 2017**

The Luray Planning Commission met on Wednesday, July 12, 2017 at 7:00 p.m. in regular session. The meeting was held in the Luray Town Council Chambers at 45 East Main Street, Luray, Virginia at which time there were present the following:

Commissioners Present:

Grace Nowak
John Shaffer
Alan Eldridge
Gail Kyle
Brian Sours
Tracie Dickson

Absent:

Ronald Good, Chairman

Others Present:

Bryan Chrisman, Acting Town Manager
Brooke Newman, Planning & Zoning Administrative Assistant
Leah Pence, Town Council
Eddie Smith, Baker Development
John H.W. Hyltoft, Citizen

The meeting was called to order by Acting Chairwoman, Grace Nowak, at 7:00 p.m. and everyone joined in the Pledge of Allegiance to the flag. The roll was called with one member absent. Absent member, Gail Kyle was accounted present after approval of minutes.

APPROVAL OF MINUTES:

Motion: Commissioner John Shaffer made the motion to accept the minutes from the May 10, 2017 Regular Planning Commission meeting and seconded by Commissioner Grace Nowak.

YEA: Commissioners Nowak, Shaffer, Dickson, Eldridge, Sours. **Approved 5-0**

Various Text Amendments- Zoning & Subdivision Ordinances

Mr. Chrisman informed members that included in their agenda packet was a proposed zoning amendment from the town attorney. Included was the actual ordinance that would be adopted by the council. A public hearing was properly advertised and that public hearing was just completed with the amendment before them.

Motion: Commissioner John Shaffer made the motion to move it forward to council with a recommendation for approval. Seconded by Commissioner Brian Sours YEA: Commissioners Nowak, Shaffer, Dickson, Eldridge, Sours, Kyle **Approved 6-0**

Rezoning - Lord Fairfax Community College

Mr. Chrisman informed the members that there had been a request from the applicant, Lord Fairfax Community College, to rezone a PND (Planned Neighborhood Development) zoned parcel to a B1 (Business) zoned parcel located in West Luray. The subject parcel is adjacent to Allison Drive within the Luray Landing Subdivision, and is surrounded by PND and Business zoned lots. The total property requested to be rezoned is roughly 6.31 acres in area, and is planned for commercial development of a permanent college campus. The subject parcel's physical address is adjacent to 201 and 203 Allison Drive as well as 1036 US Hwy 211 West, and it is identified on Page County Tax Map as 42A17-((1))-9 (portion of 42A8-((A))-1D. Commissioner Shaffer voiced concern about traffic leading out to the intersection of 211 if this parcel was rezoned and what the future process would be to reevaluate the traffic pattern. Mr. Chrisman responded that the master land use plan shows the traffic count based on residential numbers for the subdivision would be much higher than the reduced density that you would see by the placement of a college campus. Mr. Chrisman stated that traffic patterns would be considered at the time of reviewing the site plans. Mr. Eldridge voiced his concern about being able to determine the impact on the plan as a whole and suggested an update of the master plan first, to determine what the impact would be. Mr. Chrisman stated traffic patterns would continue to be monitored to determine when they have to meet the VDOT requirements for other entrances. They will look at the VDOT requirements and calculate their average daily trips. It would depend on the population of the school and if the traffic control plan exceeds the capacity, changes would be made at that time.

Motion: Commissioner John Shaffer made the motion to recommend approval of the rezoning to B1 and forward it to the town council, seconded by Commissioner Gail Kyle YEA: Commissioners Nowak, Shaffer, Dickson, Sours, Kyle NAY: Commissioner Aldridge **Approved 5-1**

Rezoning – Baker Development

Mr. Chrisman informed the members that Baker Development is requesting to rezone eighteen individual duplex tracks and convert them from PND into four, half acre commercial development B1 lots. The subject parcels adjoin Allison Drive within the Luray Landing Subdivision, and are surrounded by PND and Business zoned lots. The total property requested to be rezoned is roughly 2.283 acres in area, and is planned for commercial development. If approved there is a concurrent application to do a boundary line adjustment and consolidate smaller duplex parcels in to larger commercial tracks. The subject parcel's physical address is adjacent to 201 and 203 Allison Drive, and it is identified on Page County Tax Maps as 42A17-((1))-Lots 1-8, Lots 33 through 38 and Lots 41 through 44. There are two residential units, one duplex with two single family units existing in this component. Resident, John H.W. Hyltoft was present and voiced his concerns about what kind of business would be adjacent to his property and any obstruction to the views. Mr. Eldridge stated his concern that there would be an impact on Cave Hill Road and Airport Road. Mr. Shaffer asked to have the PND reviewed and explain how the PND could be rezoned. It was explained that at the time the duplex was built it was zoned PND and portions can be commercial and portions can be residential. Mr. Chrisman pointed out that when you purchase land in a PND, commercial can be a component that is adjacent to your property and it may or may not be a part of the master use plan or the final development plan but changes such as this can be requested. Gail Kyle inquired as to whether or not any of this was addressed in the covenants. Mr. Smith

stated that the covenants say the home owners association would maintain the open space through the dues and there are certain restrictions each home owner has such as how many vehicles they can park, any changes to a home's structure, any additions to the property, trash, and etc. She also inquired about fencing restrictions in case the owner wanted to fence off the view of the businesses. Mr. Eddie Smith mentioned the property owners may put up a fence and the covenants states what type of fence can be used for privacy. Mrs. Dickson asked Mr. Smith if they would allow for a buffer consisting of vegetation to which his response was yes. Mr. Chrisman stated if the lots were zoned B1 then the required buffering component of the commercial district in regards to the twenty foot buffer with the vegetation comes in to play. It will be a residential use of a PND lot that is already existing. The developers of the B1 lots during their review of their site plans would be required to put a twenty foot buffer around those existing duplexes on the lot lines.

Motion: Commissioner John Shaffer made the motion to forward to council with a recommendation for approval of the rezoning, seconded by Commissioner Tracie Dickson YEA: Commissioners Grace Nowak, John Shaffer, Tracie Dixon, Brian Sours NAY: Commissioners Alan Eldridge, Gail Kyle **Approved: 4-2**

UPDATES AND DISCUSSIONS

- A) Comprehensive Plan
Due for revision in 2018, Northern Shenandoah Valley Regional Commission will help with the revision, Commission is to start submitting their revisions
- B) People Inc. – 52 Unit Apartment Complex
Application Approved, may see site plan soon
- C) Street Light – 6th Street
Installed
- D) Website Information/Contact Information Updates
- E) Dunkin Donuts (Old KFC/LJS)
Site Plan Review in Process

Other Business

Mr. Chrisman suggested the planning commission add citizen comments, action items and chairman announcements to its agenda. Commission may need to address split zoning and short term rentals, AIR BNB rentals in residential areas and obtaining a SUP so neighbors are notified.

There being no further business, the meeting adjourned at 9:00 p.m.

Bryan T. Chrisman
Acting Town Manager

ATTEST: _____
Prepared by: Brooke Newman
Planning & Zoning Administrative Assistant