

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
OCTOBER 14, 2015**

The Luray Planning Commission met on Wednesday, October 14, 2015 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:

Ronald Good
Grace Nowak
John Shaffer
William Fisher
Brian Sours

Absent:

Mark Malone
Tracie Dickson

Others Present:

Charlie Hoke, Town Manager
Ligon Webb, Town Planner
Lee Hoke
Donna Hoke
Eric Fox

The meeting was called to order by Chairman, Ronald Good, at 7:00 p.m. and everyone joined in the Pledge of Allegiance to the flag.

APPROVAL OF MINUTES:

Commissioner Shaffer made the motion to accept the minutes from the September 16, 2015 regular Planning Commission meeting as presented; seconded Commissioner Sours: YEA: Commissioners Good, Shaffer, Nowak, Sours and Fisher. **Approved 5-0**

Public Hearing: A special use permit to convert an existing accessory structure into an Accessory Dwelling Unit (ADU) in a R4 zoning district

Mr. Lee Hoke requested a special use permit to convert an existing accessory structure into an ADU. The subject structure is located behind a single-family dwelling owned by Mr. Hoke. Town Planner, Ligon Webb, pointed out that ADU's are subject to "supplemental regulations" as detailed in the Town Code. Commissioner Good pointed out that unused water and sewer connections are located near the proposed ADU. Mr. Webb explained that besides the subject structure, a "grandfathered" residential structure existed for many years. The structure was

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demolished, and because it was non-conforming, it was not allowed to be re-constructed. Mr. Hoke purchased the adjacent lot (where the non-conforming structure was located) and therefore he now has ownership of its water and sewer tap. Commissioner Nowak noted that the Commission's recent tour of the building was helpful, and that the structure was substantial in nature. Lastly, Commissioner Fisher noted that the Town Code requires that the ADU not be larger than the existing dwelling, and that because Mr. Hoke was only going to convert half of the accessory structure into an ADU, he interprets that Mr. Hoke will be in compliance with this regulation. Mr. Webb stated he concurred with this assessment. Mr. Hoke stated he was available to take any questions. There being none, Commissioner Fisher made the motion to approve Mr. Hoke's special use request. Commissioner Nowak seconded the motion. **YEA:** Commissioners Fisher, Nowak, Sours, Shaffer and Good. **APPROVED: 5-0**

Public Hearing: Changes to the Downtown Parking Ordinance

Town Planner Ligon Webb presented the Planning Commission with a proposed ordinance to provide administrative relief from the existing parking ordinance, specifically for businesses located in existing structures in the downtown historic district. Mr. Webb noted the Town Council suggested one revision to the ordinance, that being instead of the waiver request being reviewed by the Planning Commission and Town Council, the Town Council preferred that the waiver request simply be reviewed (and approved or denied) by the Zoning Administrator. Essentially, Mr. Webb explained the Town Council believed this would be a more streamlined and effective approach to issuing waivers. Commissioner Shaffer stated he liked the idea of creating a waiver system for parking, and he noted that generally speaking there is ample on-street parking in downtown. He also thought this was a good step towards showing the business community the Town is "pro-business" and willing to accommodate the needs of potential businesses in a direct and forward manner. Commissioner Good opened the public hearing and no comments were made. Commissioner Nowak made a motion to approve the proposed parking ordinance amendments. This motion was seconded by Commissioner Sours. **YEA:** Commissioners Fisher, Nowak, Sours, Shaffer and Good. **APPROVED: 5-0**

Review: Triplex Ordinance

The Town Planner noted several minor changes to the proposed triplex ordinance since their last review in September. A brief discussion took place regarding lot sizes and setbacks with local builder Eric Fox providing insight. Town Planner, Ligon Webb, noted the addition of triplexes as a special use would be advertised for a public hearing for November's regular Planning Commission meeting.

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There being no further business, the meeting adjourned at 8:01 p.m.

Submitted By:

Ligon Webb, Town Planner

ATTEST:
