

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
January 13, 2021**

The Luray Planning Commission met on Wednesday, January 13, 2021 at 7:00 p.m. in regular session following the provisions established by the Emergency Ordinance for Continuity in the Government of Luray adopted by the Town Council on April 13, 2020. 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, Chairman
Brian Sours
Tracie Dickson
Bill Huffman
Frankie Seaward
John Shaffer
Grace Nowak

Commissioners Absent:

Others Present:

Steve Burke, Town Manager
Bryan Chrisman, Assistant Town Manager

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

ADDITION OR DELETION OF AGENDA

No Changes to agenda

CONTINUITY IN THE GOVERNMENT OF LURAY

Chairman Good stated that due to the threat of transmission of COVID-19 and in recognition of the Governor's Executive Order, the Meeting is closed to the public as provided by the Emergency Ordinance adopted by Town Council on April 13, 2020.

APPROVAL OF MINUTES:

Chairman Good led a review of the December 23, 2020 meeting minutes

Motion: Commissioner Sours made the motion to accept the minutes from December 23, 2020 meeting as presented. Second was by Commissioner Dickson. **YEA:** Chairman Ronald Good, Commissioners, Brian Sours, Tracie Dickson, Bill Huffman, Frankie Seaward, Grace Nowak, and John Shaffer. **Approved 7-0**

CITIZEN COMMENTS

No citizens provided comments prior to the meeting.

PUBLIC HEARINGS

UPDATES & DISCUSSIONS

A. Election of Officers

Chairman Good asked for nominations for the positions of Chairman and Vice Chairman of the Planning Commission.

Commissioner Dickson made the motion to appoint Ronald Good as Chairman and Grace Nowak as Vice Chairman of the Planning Commission. Second was by Commissioner Huffman. **YEA:** Chairman Ronald Good, Commissioners, Brian Sours, Tracie Dickson, Bill Huffman, Frankie Seaward, Grace Nowak, and John Shaffer. **Approved 7-0**

B. Special Use Permit – SUP20-04 – 111 South Hawksbill Street

Chairman Good introduced the Special Use Permit application received from Giselle Camacho of 111 South Hawksbill Street (Tax Map No. 42A11-7-2&3) requesting the existing structure in the High-Density Residential (R3) District to operate a lodging house (Air B&B). Chairman Good explained the conditions of approval recommend by staff.

A Public Hearing will be scheduled for the February meeting.

F. Special Use Permit – SUP21-01 – Parcel Nos. 42A4-10-6C,8&9

Chairman Good requested to adjust the agenda discussion, as the applicant for SUP21-01 was in attendance. The Planning Commission agreed by consensus to adjust the agenda.

Chairman Good introduce the Special Use Permit received from Travis Hoke to operate an automobile service garage, offices, a rental car business, and self-storage units on three parcels totaling 3.53 acres near the former Tannery (Tax Map Nos. 42A4-10-6C,8&9). All uses in the Limited Industrial (I-1) Zoning District require a Special use Permit.

Travis Hoke explained that he hoped to add the requested business due to a lack of car rental and storage sites in Luray.

A Public Hearing will be scheduled for the February meeting.

C. Zoning Map Update

Chairman Good introduced the updated Zoning Map.

Mr. Burke informed the Planning Commission that the Town Attorney was investigating if the Open Space/Park Zoning District should include limited residential use on agricultural properties.

D. Zoning Ordinance Amendments

Mr. Burke updated the Planning Commission that updates previously reviewed by the Planning Commission will be scheduled for Public Hearing in the near future.

Revisions to the Floodplain Ordinance have not yet been reviewed by the Commonwealth, and will therefore not be included for consideration.

E. Split Zoned Parcels

Mr. Burke informed the Planning Commission that letters had been sent to the affected property owners of split zoned lots in the Town. Staff have received responses from about ten owners with positive response.

G. 2020 Annual Report

Chairman Good presented the 2020 Annual Report to the Commission citing an active year as far a Planning and Zoning is concerned. Zoning permit approvals and Certificate of Occupancies increased significantly over past years.

Commission Nowak made the motion to adopt the 2020 Annual Report and present it to Town Council as required by Virginia Code §15.2-2221.5. Second was by Commissioner Dickson. **YEA:** Chairman Ronald Good, Commissioners, Brian Sours, Tracie Dickson, Bill Huffman, Frankie Seaward, Grace Nowak, and John Shaffer. **Approved 7-0**

COMMISSION COMMENTS

The Commission expressed a Merry Christmas and Happy New Year

CHAIRMAN'S COMMENTS

Chairman Good congratulated the reappointed Planning Commission members and the February meeting will be Wednesday, February 10th

ADJORNMENT

There being no further business, the meeting adjourned at 7:23 p.m.



Steven Burke
Town Manager



Bryan Chrisman
Assistant Town Manager