

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
April 14, 2021**

The Luray Planning Commission met on Wednesday, April 14, 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
Grace Nowak
Brian Sours
Bill Huffman
John Shaffer
Tracie Dickson
Frankie Seaward

Commissioners Absent:

Others Present:

Steve Burke, Town Manager
Bryan Chrisman, Assistant Town Manager
Chris & Julie Alsup

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 March 10, 2021 meeting minutes.

Motion: Commissioner Sours made the motion to accept the minutes from March 10, 2021 meeting as presented. Second was by Commissioner Dickson. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Bill Huffman, Tracie Dickson, Frankie Seaward, and John Shaffer. **Approved 7-0**

CITIZEN COMMENTS

No citizens provided comments prior to the meeting.

PUBLIC HEARINGS

A. Code Amendment – Section 517 – Sustainable Energy Systems

Chairman Good introduced the consideration of Section 517. Sustainable Energy Systems Code Amendment. Chairman Good recommended that the “small-scale – accessory installation” system in 517.1 should include “in all zoning districts” to clarify its use. Commissioner Sours inquired if schools would be permitted to install panels.

No speakers spoke at the Public Hearing

Motion: Commissioner Dickson made the motion to recommend approval of the Code Amendment for Sustainable Energy Systems as presented. Second was by Commissioner Nowak. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Bill Huffman, Tracie Dickson, Frankie Seaward, and John Shaffer. **Approved 7-0**

UPDATES & DISCUSSIONS

A. Zoning Map Update

Chairman Good introduced the discussion on the updated Zoning Map.

Mr. Burke informed the Planning Commission that staff were reviewing a few boundary line adjustments conducted since June 2016 to confirm the accuracy of the Zoning Map. Mr. Burke presented the Planning Commission with the draft Town Code Section 412. Open Space/Park (OSP) Zoning District.

A Public Hearing for the new Zoning District will be scheduled for the May meeting.

B. Zoning Ordinance Amendments

The Planning Commission reviewed the draft Section Article V. Supplementary Regulations Code Amendment and the draft Article VIII. Signs Code Amendment. Staff will schedule a Public Hearing for this Code Amendment at the May meeting.

C. Split Zoned Parcels

Mr. Burke informed the Planning Commission that the public hearing for the rezoning of split-zoned parcels will be scheduled for the May meeting to include fourteen parcels.

D. SUP 21-02 – 402 Luray Avenue Lodging House

The Planning Commission discussed a request from Chris and Julie Alsup for a Special Use Permit to operate a lodging house at 402 Luray Avenue (Tax Map No. 42A11-18-88-6A) in the High Density (Boomfield) Residential (R-4) District. A Public Hearing for the Special Use Permit will be scheduled for the May meeting.

COMMISSION COMMENTS

The Planning Commission discussed the Luray Meadows project which has been issued the Notice to Proceed to Construction on April 14, the construction at the Creekside Commons Pocket Park, and the ongoing new business development in Luray.

CHAIRMAN’S COMMENTS

Chairman Good stated that there will four Public Hearings scheduled for the May meeting that will be conducted on Wednesday, May 12th.

ADJORNMENT

There being no further business, the meeting adjourned at 7:32 p.m.



Steven Burke
Town Manager



Bryan Chrisman
Assistant Town Manager

