

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
May 12, 2021**

The Luray Planning Commission met on Wednesday, May 12, 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 (Late Arrival)

Commissioners Absent:

Others Present:

Steve Burke, Town Manager  
Bryan Chrisman, Assistant Town Manager  
Chris & Julie Alsup  
Robert & Roxanne Shoemaker  
James Davis  
Harry McKenzie

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 April 14, 2021 meeting minutes. Chairman Good noted a correction to the motion for the Sustainable Energy System action.

**Motion:** Commissioner Shaffer made the motion to accept the minutes from the April 14, 2021 meeting as amended. 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. Split Zoned Parcels**

Chairman Good introduced the consideration of the request to rezone sixteen parcels that contain multiple zoning designations to a single zoning designation requested by the property owner. The subject parcels are 42A11-A-71 (B1); 42A11-A-72 (B1); 42A11-A-69 (B1); 42A3-4-15 (R3); 42A5-A-46 (B1); 42A12-A-9 (B1); 42A11-A-78A (B1); 42A5-A-44 (B1); 42A4-5-22A (R3); 42A12-A-93 (R1); 42A4-A-8A (R3); 42A5-A-79 (M1); 42A4-5-26A (R3); 42A4-5-27 (R3); 42A5-A-47 (B1); 42A5-A-48 (B1).

No speakers spoke at the Public Hearing

**Motion:** Commissioner Dickson made the motion to recommend approval of the rezonings 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**

### **B. Code Amendment – Article V – Supplementary Regulations and Article VIII – Signs**

Chairman Good introduced the consideration of a Code Amendment to amend Article V – Supplementary Regulations related to temporary trailers and fence installation and to amend Article VIII – Signs to define “banners” and to permit signs in the Right-of-Way with Town approval.

Commissioner Huffman inquired if specific time periods are specified for the placement of temporary banners and feather banners. Temporary banners for the opening or closing of a business are permitted for 45 days. Feather banners may be displayed for up to 30 days. Commissioner Huffman recommended that Council consider feather banner placement for up to 30 days “in each calendar year” similar to that for temporary banners.

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

### **C. Special Use Permit – 402 Luray Avenue**

Chairman Good introduced the consideration of a Special Use Permit request 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. Staff have recommended the following conditions be considered: 1) Occupancy of no more than six (6) guests at any one time; 2) Off-street parking is required for all guest vehicles; 3) One identification sign can be permitted on the property not exceeding four square feet on either side; 4) Meals if provided shall be served to only guests renting bedrooms in the dwelling; and 5) Obtain Town Business License, Transient Occupancy Tax, and Meals Tax must be collected and remitted to the Town.

Roxanne Shoemaker, 419 Fourth Street, expressed concerns that the short-term rental of the property would cause problems in the neighborhood including traffic and parking. Ms. Shoemaker stated that traffic was a problem on Luray Avenue currently and the short-term rental would increase the problem.

James Davis, 406 Luray Avenue, expressed concerns about the use of the property for short-term rentals. He has concerns about having new neighbors each week.

Harry McKenzie, 403 Luray Avenue, agreed with Mr. Davis’s concerns. Mr. McKenzie also expressed concerns about the property being located near a School Zone. He also expressed concerns about property values and furthering drug issues. He also expressed concerns about expanded requests for new lodging houses in the area. He is concerned that there is a lack of screening of people renting the property.

Chris Alsup, 402 Luray Avenue, stated that they want to operate the rental home in a manner to not impact the neighbors. He stated that they operate a similar rental that has not impacted their neighbors. He stated that they will provide their contact information to the neighbors so that they can alert them to any issues with the renters. They plan to primarily rent to families to visit Luray. They also state that their investment to renovate the home will only help property values.

Commissioner Huffman stated that screening of visitors does not occur at hotels, and Commissioner Nowak agreed. Commissioner Seaward stated that visitor using short-term rentals are typically not seen as they are visiting the area during the day. Commissioner Nowak stated that she has a short-term rental near her home and that she has experienced only positive interactions. Commissioner Sours stated that his family has owned a short-term rental property for years in Town with no issues primarily because families tend to stay in Town. Commissioner Shaffer stated that he understood the citizen concerns, but understood that short-term rentals were typically more problematic in beach communities. Commissioner Shaffer expressed that he did not observe the traffic issues on Luray Avenue. Chairman Shaffer stated that his experience with short-term rentals had also been positive.

**Motion:** Commissioner Huffman made the motion to recommend approval of the Special Use Permit to operate a lodging house at 402 Luray Avenue with staff recommended conditions as presented. Second was by Commissioner Seaward. **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. Chrisman informed the Planning Commission that staff were waiting the finalization of the split-zoned lot rezoning to produce the final Zoning Map.

### B. Zoning Ordinance Amendments

The Planning Commission reviewed the draft Section Article II. Definitions Code Amendment and the draft Article IV. District Regulations Code Amendment. Staff requested that the Commission review the proposed changes and continue discussion at the June meeting.

## COMMISSION COMMENTS

The Planning Commission discussed the Luray Meadows project, construction of the new Virginia ABC Store on General Drive, and the construction at the Creekside Commons Pocket Park.

## CHAIRMAN'S COMMENTS

Chairman Good stated that there will be four Public Hearings scheduled for the June meeting that will be conducted on Wednesday, June 16<sup>th</sup>.

## ADJORNMENT

There being no further business, the meeting adjourned at 7:49 p.m.



Steven Burke  
Town Manager



Bryan Chrisman  
Assistant Town Manager

