

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
July 15, 2020**

The Luray Planning Commission met on Wednesday, July 15, 2020 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 (Late Arrival)  
Brian Sours  
Tracie Dickson  
Bill Huffman  
Frankie Seaward  
John Shaffer

Commissioners Absent:

Others Present:

Steve Burke, 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.

**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:**

Commissioner Sours noted that the votes from the June 10<sup>th</sup> meeting should be 7-0 instead of 6-0 as all members were present at the June meeting.

**Motion:** Commissioner Huffman made the motion to accept the minutes from June 10, 2020 meeting as amended. Second was by Commissioner Dickson. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman, Frankie Seaward, and John Shaffer. **Approved 7-0**

**CITIZEN COMMENTS**

No citizens provided comments prior to the meeting.

**PUBLIC HEARINGS**

**A. Code Amendment – Sections 202 & 406 Artisans Manufacturing**

Chairman Good introduced the public hearing was to receive input on proposed Code Amendments to Sections 202 and 406 of the Town Code to establish Artisan Food & Beverage production as a by-right use in the Business Zoning District and Artisan Manufacturing as a use requiring a Special Use Permit in the Business Zoning District.

## CITIZENS COMMENTS

No citizens spoke and no comment were provided prior to the meeting.

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

## UPDATES & DISCUSSIONS

### A. Code Amendment – Accessory Dwelling Units in R-2 Medium Density Residential District

Chairman Good introduced the request from the Town Council for the Planning Commission to review the request from John Coleman on behalf of a neighbor to consider allowing accessory dwelling units in the R-2 Medium Density Residential District by Special Use Permit.

The Commission discussed the desire that the request be presented by the individual seeking the change so that they could discuss the merits of the request. The Commission also discussed the prior action by Town Council to not allow the use at their May 11, 2009 meeting. Staff will contact Mr. Coleman to request for the individual seeking the change to submit information about their request and attend a future meeting. Commissioner Shaffer recommended that the Planning Commission not take any action on the request due to the potential for increased density in the Residential District. The Commission members did not disagree and proceeded to the next agenda item.

### B. Zoning Map

The Planning Commission was informed that staff were working to update the official Zoning Map. Discussion of known properties that have had rezonings since the map was adopted in June 2016. Chairman Good inquired if a public hearing was required. Staff will confirm.

### C. Zoning Ordinance Amendments

Steve Burke said that the staff have not received any update on the review by FEMA.

The Planning Commission agreed to continue the consideration of the Code Amendments once the FEMA review was completed.

### Other Discussions

Steve Burke informed the Commission that the Town has approved three new home zoning permits in the past two months, the Luray Meadows project is progressing and should be advertised for construction in the Fall, improvements have been completed at the Luray Caverns Airport, and construction of Lord Fairfax Community College continues.

## CHAIRMAN'S ANNOUNCEMENTS

No Announcements

## ADJORNMENT

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



Steven Burke  
Town Manager



Bryan Chrisman  
Assistant Town Manager