

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
September 12, 2018**

The Luray Planning Commission met on Wednesday, September 12, 2018 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, Chairman  
Grace Nowak  
Brian Sours  
Tracie Dickson  
John Shaffer

Absent:

Bill Huffman  
Gail Kyle

Others Present:

Steve Burke, Town Manager  
Dakota McCoy Baker, Administrative/Planning Assistant

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:**

Chairman Good offered a correction to the August 15<sup>th</sup> minutes to revise the statement from Commissioner Webb in the first paragraph on Page 2 from “off street parking” to “on street parking”.

**Motion:** Commissioner Sours made the motion to accept the minutes as amended from the August 15, 2018 regular Planning Commission; seconded by Commissioner Nowak.

**YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, John Shaffer  
**Approved 5-0**

**CITIZEN COMMENTS**

There were no citizens who provided comment.

**PUBLIC HEARINGS**

There were no public hearings scheduled

**UPDATES & DISCUSSIONS**

Steve Burke provided an overview to the proposed Code Amendments to Sections 705.2 and 706.2 of Article VII of Appendix A of the Code of Luray. The proposed changes to Section 705.2 will establish eligibility for a variance granted by the Board of Zoning Appeals to alleviate a hardship by providing

reasonable non-compliant improvements for a person with a disability. The proposed changes to Section 706.2 modify the fine assessment associated with violations of the Zoning Code to conform to the current State Code requirements.

A public hearing will be scheduled for the October Planning Commission meeting.

Commissioner Dickson requested that the format of the Ordinance Amendment be reviewed as the first line of the each of changes is difficult to review.

**Motion:** Commissioner Shaffer made the motion to advertise a public hearing on the proposed Code Amendments in October; seconded by Commissioner Nowak.

**YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, John Shaffer  
**Approved 5-0**

## COMPREHENSIVE PLAN 2018 – ECONOMIC DEVELOPMENT

The Commission reviewed the current draft of the Comprehensive Plan:

Page 2 – Chairman Good suggested a complete sentence for the “Creation of Atmosphere” section.

Page 3 – Commissioner Sours suggested to continue the use of “community” in each statement in the Vision Statement.

Page 3 – Chairman Good suggested replacing “...the future of young and old alike” with “...the future of all citizens”.

Page 5 – Commissioner Nowak suggested changing Brooke Newman from the Staff section.

Page 5 – Commissioner Dickson suggested being less specific about individual names in the Citizen Surveys section.

Page 11 – Commissioner Dickson suggested replacing the “Lighting Plan” heading with “Dark Sky Initiative” and continue the three components as bullets.

Page 12 – Chairman Good suggested eliminating the double entry for Luray Meadows.

Page 14 – Chairman Good suggested replacing “House Maintenance” with “Property Maintenance Code”.

Page 15 – Commissioner Shaffer suggested deleting “types of” in the Introduction section.

Page 15 – Commissioner Shaffer suggested deleting “small” in the first bullet of the Town Business Loan Pool section.

Page 16 – Commissioner Shaffer suggested replacing “Locate Artists” with “Identify Artists” in the Arts & Cultural section.

Page 16 – Commissioner Shaffer questioned if an Events Coordinator position will be established. Staff will review this statement.

Page 16 – Commissioner Nowak suggested to make sure that all organizations that are involved in events are identified, as the Chamber and LDI appear throughout.

Page 16 – Commissioner Dickson suggested the “Floodplain” should be two words.

Page 17 – Commissioner Shaffer suggested to expand “Enhance” to “Enhance and Promote” in the Pocket Parks section.

Page 17 – Commissioner Dickson suggested to remove “Identify to Citizens and Guests” if the “Promote” was added.

Page 18 – Commissioner Dickson questioned if an Events Coordinator position will be established. Staff will review this statement.

Page 18 – Commissioner Nowak suggested replacing “Educate the Public on Rack Cards” with “Educate the Public with Rack Cards”.

Page 18 – Commissioner Shaffer suggested that the Town consider a consolidate multi-fold brochure in lieu of several rack cards, as it would establish a single source of information.

Page 19 – Commissioner Dickson questioned the “Locate Small Business Development Center” in the Education section. Staff will clarify.

Page 19 – Commissioner Nowak suggested including the Page County Technical Center in the Education section.

Page 19 – Commissioner Sours suggested relocating the School Safety and the Safe Routes of Access bullets to the Public Safety & Emergency Services and Transportation sections, respectively.

Page 19 – Commissioner Dickson suggested correcting the spelling of Counseling in the Healthcare section.

Page 20 – Chairman Good suggested clarifying the “Residential & Business Philosophies” item.

Page 21 – Commissioner Sours suggested including the School Safety bullet in the Community Safety & Security section.

Page 22 – Commissioner Dickson suggested removing “for better access” from the Rescue Squad section.

Page 22 – Chairman Good suggested removing or clarifying the “Advanced Beacon” bullet

Page 22 – Commissioner Dickson suggested being consistent with capitalizing all words in bullets or no capitalizing them.

Page 23 – Commissioner Dickson suggested to include “Encourage membership” in the Artisans Trail bullet.

Page 23 – Commissioner Dickson suggested the correct spelling for “Event” in the Creation of a Unique Event Venue section.

Page 25 – Commissioner Sours confirmed the need for a public pool facility since half of the New Market swim team is comprised of Luray residents.

Page 25 – Commissioner Dickson suggested removing “Meredith” from the LDI bullet

Page 25 – Commissioner Shaffer suggested spelling out “Government” in the Expanding Community Communications section.

Page 26 – Chairman Good stated that Commissioner Nowak had requested inclusion of a Dog Park in the Community Enhancements chapter.

Page 27 – Commissioner Dickson suggested revising the first bullet in the Tourism section to “Coordinate with surrounding attractions”.

Page 27 – Commissioner Shaffer suggested eliminate “...with incentives” from the Create Tourism Zones section.

Page 27 – Commissioner Dickson suggested clarifying the Property Marketing section and stress online posting.

Page 28 – Commissioner Dickson suggested including other buildings in the Downtown Redevelopment section.

Page 29 – Commissioner Shaffer suggested changing “Multi-Modal” to “Trail”, and to change “Connections” to “Link” in the Connectivity section.

Page 31 – Commissioner Dickson suggested correcting the spelling on “Turn Lane” in the Future Safety Projects section.

Page 35 – Commissioner Shaffer suggested removing “new” from the larger pump station bullet.

Page 37 – Chairman Good stated that the Dark Sky Initiative is already included in the Comp Plan.

### **CHAIRMAN’S ANNOUNCEMENTS**

Chairman Good noted that the normal date for Town Council’s October meeting is scheduled on Columbus Day. Chairman Good stated that the next Commission Meeting will be October 10, 2018.

### **ADJORNMENT**

There being no further business, the meeting adjourned at 7:55 p.m.

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Steven Burke  
Town Manager

ATTEST: \_\_\_\_\_  
Dakota McCoy Baker  
Planning Assitant