

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
May 15, 2019**

The Luray Planning Commission met on Wednesday, May 15, 2019 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
John Shaffer
Brian Sours
Tracie Dickson
Bill Huffman
Frankie Seaward

Commissioners Absent:

Grace Nowak

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.

APPROVAL OF MINUTES:

Motion: Commissioner Sours made the motion to accept the minutes. Second was by Commissioner Dickson.
YEA: Chairman Ronald Good, Commissioners John Shaffer, Brian Sours, Tracie Dickson, Bill Huffman and Frankie Seaward.
Approved 6-0

CITIZEN COMMENTS

Karen Anibal of 146 Leaksville Road spoke about litter in the community and inquired if the Town Code addressed littering. Staff confirmed that littering was unlawful (Town Code Section 70-6 Littering Prohibited) but that an Officer would need to observe or otherwise be able to confirm the individual(s) responsible to prosecute.

PUBLIC HEARINGS

A. SUP 19-02 Home Occupation – 315 First Street

Chairman Good prefaced the public hearing with an overview of the role that the Planning Commission serves with respect to planning requests.

CITIZEN COMMENTS

Jayne Marston of 315 First Street presented a letter from Daniel Presgraves in support of her application. She also confirmed that her business would be by appointment only and that a separate driveway existed to address parking concerns.

Motion: Commissioner Huffman made the motion recommending approval to Town Council. Second was by Commissioner Sours.

YEA: Chairman Ronald Good, Commissioners John Shaffer, Brian Sours, Tracie Dickson, Bill Huffman and Frankie Seaward.

Approved 6-0

B. SUP 19-03 Single-Family Dwelling in B1 District – 42A9-A-36

CITIZEN COMMENTS

Vickie Richards of 138 Leaksville Road expressed her concerns about her existing utility service and the extension of the new facilities through the alley. She also expressed concerns about the possible impact to her utility service by the installation of new electrical service.

Ed Broyles, the applicant, confirmed that he had provided a certified letter to Ms. Richards that he would be responsible to relocate any of their existing utility service through his property if his SUP is approved and his home is constructed.

Karen Anibal of 146 Leaksville Road stated that she had lived in her home for several years and was not happy that the vacant lot was to be developed.

Charles Anibal of 146 Leaksville Road expressed concern about Mr. Broyles desire to pave the 12' alley. After discussion, Mr. Broyles stated that he would not pursue paving the alley.

General discussion of concerns and previous interactions of the involved property owners ensued.

Following the close of the public hearing, Chairman Good expressed his concern regarding the size of the lot. Commissioner Huffman agreed that the lot was too small for development.

Chairman Good expressed concerns that construction on the lot was effectively creating a subdivision that had not been properly planned. The existing 12' alley should have been a road with sufficient width and right-of-way for a subdivision.

Commissioner Dickson confirmed the location of the Richards property in relation to the subject lot.

Commissioner Shaffer inquired as to how long the subject lot had been zoned B-1 Business. Staff were not aware of when the current zoning was established.

Motion: Commissioner Dickson made the motion recommending approval to Town Council. Second was by Commissioner Seaward.

YEA: Commissioners John Shaffer, Brian Sours, Tracie Dickson, and Frankie Seaward.

NAY: Chairman Good and Commissioner Bill Huffman

Approved 4-2

C. Code Amendment – Single-Family Dwelling Definition

Chairman Good expressed concerns about the differences between a mobile home, a manufactured home, and a modular home. Following discussion of the Planning Commission, this item was postponed until the June Meeting with a request that staff develop new definitions to accompany any Code Amendment.

UPDATES & DISCUSSIONS

A. FY 2020 Luray Capital Improvement Program

Chairman Good confirmed to the Planning Commission that the State Code required the Planning Commission to annually review and endorse the Town's Capital Improvement Program.

Motion: Commissioner Shaffer made the motion affirming the draft projects and recommending approval to Town Council. Second was by Commissioner Huffman.

YEA: Chairman Ronald Good, Commissioners John Shaffer, Brian Sours, Tracie Dickson, Bill Huffman and Frankie Seaward.

Approved 6-0

CHAIRMAN'S ANNOUNCEMENTS

Chairman Good stated next Commission Meeting will be June 12, 2019.

ADJORNMENT

There being no further business, the meeting adjourned at 8:00 p.m.



Steven Burke
Town Manager

ATTEST: 

Dawn M. Shores
Planning/Zoning Assistant