

Town of Luray

Planning Commission Agenda

February 12, 2020
7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Review of Minutes Meeting January 15, 2020**
- 5. Citizen Comments**
- 6. Public Hearing**
 - A. Code Amendment - Artisan Manufacturing**
 - B. Code Amendment – Chapter 704 – Satisfaction of applicable Fees, Charges, Expenses, & Liens**
- 7. Updates & Discussions**
 - A. 2019 Planning Commission Annual Report**
 - B. Code Amendment - Urban Agriculture**
 - C. Zoning Ordinance Amendments**
- 8. Chairman’s Announcements**
- 9. Adjournment**

Town of Luray
PO Box 629
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Luray, VA 22835
www.townofluray.com
540.743.5511



PLANNING COMMISSION

Chairman

Ronald Good

meado12@aol.com

Appointed By
Councilman Ron Vickers
Term Ends: 12-31-2022

Commission Members

Tracie Dickson

tdickson@bbandt.com

Appointed By
Councilman Jerry Dofflemyer
Term Ends: 12-31-2022

John Shaffer

john.shaffer@luraycaverns.com

Appointed By
Councilman Jerry Schiro
Term Ends: 12-31-2022

Bill Huffman

bill.huffman@luraycaverns.com

Appointed By
Council President Leroy Lancaster
Term Ends: 12-31-2020

Brian Sours

brian@richardsbus.com

Appointed By
Councilman Joey Sours
Term Ends: 12-31-2020

Frankie Seaward

frankieseaward@gmail.com

Appointed By
Councilwoman Leah Pence
Term Ends: 12-31-2020

Grace Nowak

gracenowak04@gmail.com

Appointed By
Mayor Barry Presgraves
Term Ends: 12-31-2020

Town Officials:

Town Manager – Steve Burke
Assistant Town Manager- Bryan Chrisman
Town Clerk/ Treasurer- Mary Broyles
Deputy Town Clerk/ Treasurer- Danielle Babb
Planning & Zoning Assistant – Dawn Shores
Chief of Police- Bow Cook
Superintendent of Public Works- Lynn Mathews
Parks & Recreation Director- Dakota McCoy
Parks & Rec Assistant Director- Morgan Housden
WTP Superintendent- Joey Haddock
WWTP Superintendent- Tom Brown

Commissions & Committees:

Luray Planning Commission
Luray-Page County Airport Commission
Luray Tree and Beautification Committee
Luray Board of Zoning Appeals
Luray Downtown Initiative
Luray-Page County Chamber of Commerce

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

The Luray Planning Commission met on Wednesday, January 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, Chairman
Grace Nowak
Brian Sours
Tracie Dickson
Bill Huffman
Frankie Seaward

Commissioners Absent:

John Shaffer

Others Present:

Steve Burke, Town Manager
Bryan Chrisman, Assistant Town Manager
Dawn Shores, Planning & Zoning Assistant

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 from the December 11th meeting. Second was by Commissioner Dickson.

YEA: Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman, Frankie Seaward.

Approved 6-0

CITIZEN COMMENTS

No citizens spoke

PUBLIC HEARINGS

A. Alley Vacation 19-6-600 7th Avenue

Chairman Good presented public hearing to Vacate Alley 19-6-600 7th Avenue.

CITIZENS COMMENTS

Allen Louderback requested to Vacate Alley for the purpose to increase lot size for future development to his current properties and is willing to add provisions for Mr. Carroll to continue to have access for his farming purposes.

Ryan Carroll requested the Alley not to be vacated as he needs access to use his tractor to feed his cows. He is concerned that if it is vacated or narrowed his alternative route is Luray Avenue to Fifth Street and Seventh

Avenue. He has taken this route before and has been contacted by Chief of Police Bow Cook that there was mud on the road and told him to find another route. Mr. Carroll stated he spent a lot of money to have access to the alley way. Mr. Carroll presented paperwork to the Commissioners showing the alternative route that he has taken to reach his property along with the current route through the Alley.

Commissioner Seaward asked if Mr. Carroll's property is in Town limits. Mr. Carroll stated his property is not within the Town limits.

Commissioner Huffman asked Mr. Carroll how often he accesses his property through the Alley. Mr. Carroll stated at least every other day.

Commissioner Nowak asked if Mr. Carroll has been ticketed for using the route of Luray Avenue to Fifth Street and Seventh Street. Mr. Carroll stated he was not ticketed by the police but had a verbal warning.

Commissioner Huffman asked Mr. Louderback if he was not granted the Alley if it would stop development on his property. Mr. Louderback stated he was not sure at this point.

Mr. Carroll is concerned that the provision that Mr. Louderback said he would put on the properties would not transfer with new owners. Mr. Carroll expressed he wanted to leave the alley as public.

Commissioner Dickson inquired about an Easement being done and if he would still be able to have access to the property once the land was sold?

Mr. Burke said if it the Alley was vacated the Planning Commission can recommend to Council that a 20-foot Easement be dedicated to Mr. Carroll's properties in place of the alley and it would be recorded and will transferrer with the properties.

Commissioner Dickson asked Mr. Carroll if he was willing to accept the Easement and if it would ease Mr. Carroll's concern. Mr. Carroll stated he does not want the Easement and wants to keep the Alley.

Commissioner Dickson inquired if the Easement was done will everything be the same as it is currently.

Steve Burke stated that the property would be owned by Mr. Louderback and then the rear set would be to the property line verses to the Alley. It could allow for a larger building.

Commissioner Nowak clarified if Mr. Louderback acquires the Alley, he can say the lot has an additional 20-foot but with the Easement no one would be able to build on the 20-foot line.

Commissioner Nowak asked Mr. Carroll if he maintains the Alley. Mr. Carroll confirmed that he does maintain it.

Chairman Good stated that he doesn't seem that adding 20-feet to the property would make a big difference.

Following close of the public hearing Commissioner Nowak stated that since Police Chief had already stopped Mr. Carroll once for using the streets it makes it difficult for him.

Commissioner Seaward stated it was tough decision for him since Mr. Carroll lives in the county and feels that he should have the right of way to go through the alley.

Motion: Commissioner Huffman made the motion recommending denial to Town Council. Second was by Commissioner Nowak.

YEA: Chairman Good and Commissioners Grace Nowak, Tracie Dickson, Brian Sours and Bill Huffman.

NAY: Commissioner Seaward

Approved 5-1

ADD VOTE FOR CHAIRMAN AND VICE CHAIRMAN TO THE AGENDA:

Motion: Commissioner Dickson made the motion to add to the agenda to vote on Chairman and Vice Chairman. Second was by Commissioner Nowak.

Yea: Chairman Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman, Frankie Seaward.

Approved 6-0

ELECTION OF CHAIRMAN AND VICE CHAIRMAN:

Motion: Commissioner Huffman nominated Ronald Good as Chairman for Planning Commission. Second was made by Commissioner Dickson.

Yea: Chairman Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman and Frankie Seaward.

Approved 6-0

Motion: Commissioner Dickson nominated Grace Nowak as Vice Chairman of Planning Commission. Second was by Commissioner Sours.

Yea: Chairman Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman and Frankie Seaward.

Approved: 6-0

UPDATES & DISCUSSIONS

A. Code amendment-Chapter 704-Satisfactor of applicable Fees, Charges, Expenses & Liens

Steve Burke stated that Town Attorney has drafted language to withhold Permits until delinquent real estate taxes, nuisance chargers and other liens that conform to current state Code have been paid.

Steve Burke announced that we will be holding a Public Hearing in February.

B. Urban Agriculture Concerns

Steve Burke provided a draft of Zoning Code Amendments regarding urban agriculture for Planning Commission to review. He also presented a draft of Article I Sec. 18-1 of having animals within the Town limits that the Town Council is currently reviewing.

Commissioner Huffman suggested that a Special Use Permit be required for other animals other than domesticated animals within the Town limits.

B. Code Amendment-Artisan Manufacturing

Steve Burke presented a Draft Zoning Ordinance for Artisan Food & Beverage, Artisan Manufacturing and Microbrewer as a by right use in the Business District B-1. A Public Hearing is scheduled in February.

C. Zoning Ordinance Amendments

Steve Burke stated that FEMA needs to review and approve Floodplain regulations. The Town Attorney is in the process of making some changes to Code Ordinance language.

D. 2019 Planning Commission Annual Report

Steve Burke presented The Annual 2019 Planning Commission Report for review.

CHAIRMAN'S ANNOUNCEMENTS

Chairman Good stated next Commission Meeting will be on February 12, 2020.

ADJORNMENT

There being no further business, the meeting adjourned at 8:13 p.m.

Steven Burke
Town Manager

Dawn M. Shores
Planning/Zoning Assistant

DRAFT



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-A

Meeting Date: February 12, 2020

Agenda Item: PLANNING COMMISSION PUBLIC HEARING & DISCUSSION
Item VII-A – Code Amendment – Artisan Manufacturing

Summary: The Planning Commission is requested to conduct a Public Hearing to receive public comment and to consider the draft Code Amendments to Sections 202 and 406 of the Town Code regarding artisan manufacturing in the Business District.

Commission Review: January 15, 2020

Fiscal Impact: N/A

Suggested Motion: I move that the Planning Commission recommend Town Council adopt the draft Code Amendments to Sections 202 and 406 of the Town Code regarding artisan manufacturing in the Business District as presented.

Artisan Small Scale Production/Manufacturing

Article II – Definitions

202 – Specific Terms

Artisan Food & Beverage: Small scale production or preparation of food or beverage made on site with limited to no automated processes involved an may include direct sales to or consumption by consumers. This definition includes uses such as small-batch bakeries, microbreweries as regulated by the Commonwealth of Virginia, artisan distilleries as regulated by the Commonwealth of Virginia, small-batch candy shops, and local cheese makers.

Artisan Manufacturing: Application, teaching, making, or fabrication of crafts or products by an artist, artisan, or craftsperson either by hand or with minimal automation and may include direct sales to consumers. This definition includes uses that employ activities and processes such as small-scale fabrication, welding, and coating, that are typically not permitted in non-industrial zoning districts.

Microbrewery: An establishment which produces and sells beer on premise in conjunction with food. A microbrewery may produce up to ~~200,000 gallons~~ 15,000 barrels in any given 12-month period; such operations are required to adhere to all relevant local, state and federal regulations.

406 Business District B-1

406.1.bb. Artisan Food & Beverage – Maximum size of individual production establishment is 2,000 square feet of gross floor area per establishment.

406.1.cc. Artisan Manufacturing – Maximum size of individual production establishment is 4,000 square feet of gross floor area per establishment.

Intended Business

- Breweries & Distilleries
- Food Production – Coffee Roasters, Popcorn, Bakery, Confectionaries
- Apparel
- Furniture
- Sporting Goods
- Jewelry/Watches
- Artisans/Crafters
- Personal Hygiene/Makeup – Soap, Makeup
- Glass Blowing
- 3-D Printing



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-B

Meeting Date: February 12, 2020

Agenda Item: **PLANNING COMMISSION PUBLIC HEARING & DISCUSSION**
Item VII-B – Code Amendment – Chapter 704 – Satisfaction of applicable fees, charges, expenses, and liens

Summary: The Planning Commission is requested to conduct a Public Hearing to receive public comment and to consider a draft Code Amendment to Chapter 704 to include reference delinquent real estate taxes, nuisance charges, and other liens and conform to current state Code. As drafted, applicants for special use permits, variances, and rezoning permits from the Town will need to address any outstanding payment due to the Town prior to approval of the permit.

Commission Review: January 15, 2020

Fiscal Impact: N/A

Suggested Motion: I move that the Planning Commission recommend Town Council adopt the draft Code Amendments to Chapter 704 of the Town Code related to delinquent real estate taxes, nuisance charges, and other liens and to conform to current State Code.

704. – Satisfaction of applicable fees, charges, ~~and~~ expenses, and liens.

~~The governing body shall establish, by resolution, a schedule of fees, charges, and expenses and collection procedures for zoning permits, certificates of use and occupancy, special permits, variances, appeals, amendments, and other matters pertaining to this ordinance.~~

~~The schedule of fees shall be available for inspection in the office of the zoning administrator and may be altered or amended by resolution of the governing body.~~

~~Until all application fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.~~

704.1. Fees, charges, and expenses. The town council shall establish, by resolution, a schedule of fees, charges, expenses, and collection procedures for zoning permits, certificates of use and occupancy, special use permits, variances, appeals, amendments, and other matters pertaining to this ordinance. The schedule of fees shall be available for inspection in the office of the zoning administrator and may be amended by resolution of the town council. No action shall be taken on any application or appeal until all application fees, charges, and expenses have been paid in full.

704.2. Delinquent real estate taxes, nuisance charges, and other liens. An application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50 percent, for a special use permit, variance, rezoning or land disturbing permit, including building permits and erosion and sediment control permits, shall not be approved until satisfactory evidence is presented to the zoning administrator that any delinquent real estate taxes, nuisance charges, and other charges owed to the town and constituting a lien on the subject property have been paid in full.

(Ord. of **M-DD**-2020, § **X**)

State law reference – Code of Virginia, § 15.2-2286(B).



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-A

Meeting Date: February 12, 2020

Agenda Item: PLANNING COMMISSION DISCUSSION
2019 Planning Commission Annual Report

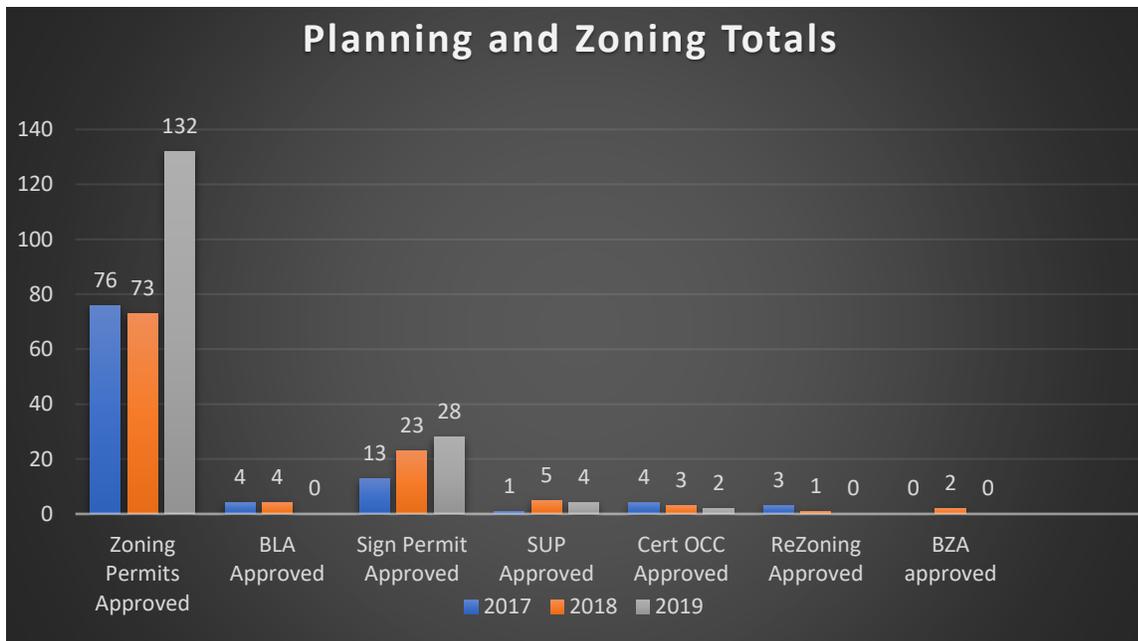
Summary: The Planning Commission is requested to review the draft 2019 Planning Commission Annual Report. Virginia Code 15.2-2221.5 identifies that a Planning Commission shall “make recommendation and an annual report to the governing body concerning the operation of the Commission and the status of planning within its jurisdiction.” A draft of the report summarizing the activities of the Commission in 2019 has been developed for your review.

Commission Review: January 15, 2015

Fiscal Impact: N/A

Suggested Motion: I move that the Planning Commission adopt the 2019 Planning Commission Annual Report as presented and present it to the Town Council.

PLANNING AND ZONING ANNUAL REPORT 2019



2017 TOTALS

	Zoning	Signs	SUP	Occ Cert	Rezone	Subdivision	BLA	ROW
Approved	76	13	1	4	3		4	
Deny	1				1			
BZA App.	2							
BZA Deny								

2018 TOTALS

	Zoning	Signs	SUP	Occ Cert	Rezone	Subdivision	BLA	ROW
Approved	73	23	5	3	1	1	4	1
Deny	2	1	1					
BZA App.	2							
BZA Deny	0							

2019 TOTALS

	Zoning	Signs	SUP	Occ Cert	Rezone	Subdivision	BLA	ROW
Approved	132	28	4	2				1
Deny	5	3	1					1
BZA App.	0							
BZA Deny	0							



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-B

Meeting Date: February 12, 2020

Agenda Item: PLANNING COMMISSION DISCUSSION
Item VII-B – Urban Agriculture

Summary: The Planning Commission is requested to discuss the draft Code Amendments regarding urban agriculture in the Town limits. Chapter 517 Urban Agriculture has been revised to require a Special Use Permit for urban agriculture efforts in the Town of Luray.

A copy of the update to Town Code Chapter 18 considered by Town Council at their February meeting is also attached for your review.

Commission Review: December 11, 2019; January 15, 2020

Fiscal Impact: N/A

Suggested Motion: N/A

202. – Specific Terms

AGRICULTURE, URBAN (Urban Agriculture) – An umbrella term that describes a range of food growing practices conducted as an accessory use that may include the raising of crops, horticulture, aquaculture, hydroponics, forestry, gardening, apiculture, and both livestock and fowl keeping, subject to compliance with the regulations of Section 517.

FOWL - Those birds raised for the purpose of meat, egg or feather production, and shall include but not be limited to, chickens, ducks, geese, turkeys, peacocks, guinea hens and pigeons, including homing pigeons.

LIVESTOCK - Those animals raised for the purpose of meat and dairy production, hide or fur production or as draft animals, and shall include but not be limited to cows, horses, donkeys, mules, pigs, sheep.

517. – Urban Agriculture

A. Prohibition

No livestock or fowl are allowed in any zoning district within corporate limits, either inside or outside of the residence/accessory structure unless provided by Special Use Permit.

B. Special Use Permit

A Special Use Permit shall be required for the keeping of livestock and fowl in association with urban agriculture. Provisions of the Special Use Permit shall include a management plan that adequately address waste disposal, site suitability, setbacks, animal density, odor control, noise control, appearance and maintenance.

Each Special Use Permit shall require that livestock and fowl be handled in a safe, humane, and sanitary manner, and not constitute a nuisance – neither excessive noise nor strong odors – at the property line. No excessive animal waste, or other health or safety concerns are permitted for that property or any neighboring property.

Animal breeding operations and aquaculture operations are considered a business and must comply with Business License and Zoning regulations.

Suggested limits:

For tracts 3 -5 acres in size - up to four (4) sheep, two (2) horses/donkeys/mules or up to three (3) cows (no bulls).

For tracts 5 – 10 acres in size - up to six (6) sheep, three (3) horses/donkeys/mules or up to five (5) cows (no bulls).

For tracts larger than 10 acres - up to eight (8) sheep, five (5) horses/donkeys/mules or up to eight (8) cows and a maximum of one (1) bull. For each five (5) acres above 15 acres, the applicant may request up to an additional three (3) horses or five (5) cows. No additional bulls are permitted.

For tracts larger than 20 acres – up to four (4) pigs per acre.

D. Pre-Existing Agricultural Use

Any use rendered nonconforming by virtue of these provisions shall be governed by Article VI of Appendix A of the Town Code.

Chapter 18 — ANIMALS^{HJ}

Footnotes:

~~(1)~~

~~State Law reference— General authority of town to regulate animals and fowl, Code of Virginia, § 3.1-796.94:1.~~

ARTICLE I. - IN GENERAL*

*Extensively amended and revised by Ord. of X-X-2020

State Law reference— General authority to regulate keeping of animals and fowl, Code of Virginia, § 3.2-6544.

Sec. 18-1. - Maintenance and setbacks of facilities used for keeping animals and fowl ~~and fowl~~.

(a) All pens, stables, coops, kennels, and other facilities used for keeping any animal or fowl in the town shall be kept in a sanitary condition at all times by the owner or person in charge thereof.

(b) All pens, stables, coops, kennels, and other facilities used for keeping any animal or fowl in the town ~~All cow stables, pigpens, chicken houses, dog houses or kennels or other facilities for keeping livestock, fowl, poultry and dogs, kept or maintained within the town, shall be expressly under the supervision and regulation of the health director and the same shall be kept in a clean and sanitary condition for the protection of health, and shall be so kept as not to give rise to objectionable odors upon any public highway or upon any premises owned or occupied by any person other than the person maintaining the same. shall observe the following minimum setbacks:~~

(1) 15 feet from any property line of an adjoining parcel owned by a third party.

(2) 50 feet from any dwelling on an adjoining parcel owned and occupied by a third party.

(3) 20 feet from any stream, tributary, ditch, swale, stormwater management facility, drop-inlet, or other storm drainage area that would allow fecal matter to enter any town storm drainage system or stream.

(4) A minimum set back from the public right-of-way equal to the distance between such public right-of-way and the primary structure on the parcel.

~~(b) A violation of this section shall constitute a Class 3 misdemeanor.~~

~~(Code 1965, § 4-2; Code 1981, § 5-1)~~

Sec. 18-2. - Livestock or fowl straying or trespassing.

~~It shall be unlawful and a Class 3 misdemeanor for any~~ No person ~~shall~~ to allow or permit any fowl, poultry or livestock of any description to stray to public property or private premises of another, and all poultry, fowl and livestock shall be sufficiently housed or fenced by the owner or

person exercising control over the same, so as to prevent such poultry, fowl or livestock from trespassing or straying.

~~(Code 1965, § 4-1; Code 1981, § 5-2)~~

~~State Law reference— Authority to prohibit animals and fowl running at large, Code of Virginia, § 3.1-796.94:1.~~

~~Sec. 18-3. — Vicious, wild and exotic animals. Dangerous animals at large.~~

~~(a) The following terms shall have the meanings ascribed below for the purpose of this section:~~

~~Vicious animal: any animal or animals that constitute a physical threat to human beings or other animals, not to include vicious dogs, which are addressed separately within this chapter.~~

~~Wild or exotic animal: Those animals, other than dogs, house cats, caged birds and other domesticated household pets, which because of a predatory nature, venomous bite or sting, size or disposition present a potential danger to town residents, including but not limited to lions and tigers, mountain lions and other large cats, bears, poisonous snakes and lizards, elephants, monkeys and apes, foxes, wolves, coyotes, alligators and crocodiles.~~

~~— No person shall suffer or permit any animal belonging to him or under his control, and known to be dangerous or reasonably suspected of being dangerous, to go at large within the town. If the owner or person in control of such an animal, upon notice that the animal is at large, fails to take it into custody forthwith, and its running at large creates an emergency, the animal shall be killed forthwith by order of the chief of police, when deemed necessary for public safety.~~

~~(b) — If a sworn complaint is made that a dangerous animal is being allowed to run at large or is not confined in such a manner as to be safe for the public, the general district court of the county shall summon the owner or person exercising ownership or control over such animal and the case shall be heard, and if the complaint is sustained, the court may order such animal killed forthwith by the police or make such other disposition of the case as will ensure the safety of the public. In addition to such penalty as may be imposed upon the owner or person exercising the right of ownership or control, any costs or expense incident to the apprehension and safekeeping of the animal shall be collected as other fines are collected. No person shall keep or permit to be kept within the town any wild, exotic or vicious animal, as those terms are defined above in Subsection (a). This prohibition shall not apply to a single certified service animal in a household or a zoological park, traveling animal exhibition, circus, or veterinary clinic that is properly licensed.~~

~~Sec. 18-4. — Permit for sSlaughtering prohibited within town.~~

~~(a) — It shall be unlawful for any No person shall kill, butcher, slaughter, or dress any animal or fowl within the town. [Exceptions for (1) deer or other wildlife lawfully harvested during hunting season or (2) any activity conducted outside public view?] in the town to slaughter, for food, any cattle, hog or sheep, without first obtaining a permit so to do from the town council. The~~

~~permit shall indicate the place where such animals are to be slaughtered. Prior to the issuance of the permit, the council shall approve the place where such animals are to be slaughtered. No such permit shall be granted by the council for slaughter within 200 yards of any dwelling, without the written consent of the occupant of such dwelling. Any such permit shall be revoked at any time, upon the request of any person living within 200 yards of such place.~~

~~(b) This section shall not be so construed as to prevent any person from killing his own hogs, or the hogs of his neighbor, in conjunction with his own, upon his own premises, between November 1 and March 1 in any year.~~

~~(Code 1965, § 4-5; Code 1981, § 5-4)~~

Sec. 18-5. - Town designated as bird sanctuary.

The entire area embraced within the corporate limits of the town is hereby designated as a bird sanctuary.

~~(Code 1965, § 4-8; Code 1981, § 5-5)~~

Sec. 18-6. - Shooting, trapping, etc., birds or robbing or molesting bird nests.

~~No~~ It shall be unlawful and a Class 4 misdemeanor for any person ~~shall~~to trap, shoot or molest, or to attempt to trap, shoot or molest, in any manner, any bird or wild fowl or to molest or rob bird nests or wild fowl nests; provided, however, that if starlings, pigeons or similar birds are found to be congregating in such numbers in a particular locality that they constitute a nuisance or menace to health or property, in the opinion of the chief of police, such birds may be destroyed, under the supervision of the chief of police, in such numbers and in such manner as is deemed advisable.

~~(Code 1965, § 4-9; Code 1981, § 5-6)~~

Sec. 18-7. - Abandoning domestic animal in public place or on property of another.

~~Any~~No person ~~who~~ shall abandon any dog, cat or other domesticated animal in any public place, including the right-of-way of any public highway, road or street, or on the property of another ~~shall be guilty of a Class 3 misdemeanor.~~

~~(Code 1981, § 5-8)~~

~~State Law reference~~— Similar provisions, Code of Virginia, § 3.1-796.122.

Secs. 18-8. – Penalty for violation of this article.

Any person violating any provision of this article shall be guilty of a Class 3 misdemeanor.

Secs. 18-9-18-30. - Reserved.



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-C

Meeting Date: February 12, 2020

Agenda Item: PLANNING COMMISSION DISCUSSION
Item VII-D – Code Amendment – Appendix A - Zoning

Summary: Planning Commission conducted a Public Hearing on the draft Amendments at the October 16th Meeting with no citizens providing comment.

The Town Attorney has identified a few items that require reconsideration by the Planning Commission to provide improved Code language. The issues include:

- A. Consideration of B&B capacity to 12 people (6 rooms) and hotel capacity to 13 people so that a defined break of use exists. The “Lodging Home” option bridges the gap between a B&B and a hotel currently.
- B. Eliminate the onsite owner residency and meal provision requirements in R-3, R-4, R-5, and B-1 districts.
- C. Include septic lot size requirements in R-4 and R-5 districts.
- D. Include Accessory Structure Requirements in Floodplain regulations
- E. Allow Town Attorney to confirm compliance of Floodplain regulations with recently updated FEMA regulations.
- F. Review Temporary Sign regulations

Review of Draft Floodplain regulations has to be reviewed and approved by FEMA.

Commission Review: October 16, December 11 2019, & January 15, 2020

Fiscal Impact: N/A

Suggested Motion: N/A