

Town of Luray

Planning Commission Agenda

March 11, 2020
7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Review of Minutes Meeting February 12, 2020**
- 5. Citizen Comments**
- 6. Public Hearing**
 - A. Code Amendment - Urban Agriculture**
- 7. Updates & Discussions**
 - A. Code Amendment - Artisan Manufacturing**
 - B. Zoning Ordinance Amendments**
- 8. Chairman's Announcements**
- 9. Adjournment**

Town of Luray
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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
February 13, 2020**

The Luray Planning Commission met on Wednesday, February 12, 2020 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
Brian Sours
Tracie Dickson
Bill Huffman
Frankie Seaward
John Shaffer

Commissioners Absent:

Grace Nowak

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 January 15, 2020 meeting with following changes: correction from seem to see on page Two and on page Three under Code Amendment-Chapter 704- Satisfaction of applicable Fees, Charges, expenses & Liens word chargers changed to charges. Second was by Commissioner Huffman.

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

Approved 6-0

CITIZEN COMMENTS

No citizens spoke

PUBLIC HEARINGS

A. Code Amendment- Artisan Manufacturing

CITIZENS COMMENTS

No citizens spoke

Motion: Commissioner Huffman made the motion to recommend approval to Town Council with the following changes: under Artisan Food & Beverage change an to and. Under Artisan Manufacturing direst changed to direct. Second was by Commissioner Dickson.

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

Approved 6-0

B. Code Amendment-Chapter 704-Satisfaction of applicable Fees, Charges, Expenses & Liens

CITIZENS COMMENTS

No citizens spoke

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

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

Approved 6-0

UPDATES & DISCUSSIONS

A. 2019 Planning Commission Annual Report

Chairman Good asked if the increase in Zoning Permits was for houses or remodeling.

Steve Burke stated majority was sheds, minor additions and there have been two new homes.

Motion: Commissioner Shaffer made the motion to recommend approval to Town Council. Second was by Commissioner Sours.

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

Approved 6-0

B. Urban Agriculture

Steve Burke provided modifications of the Zoning Code Amendments regarding urban agriculture for Planning Commission to review.

Commissioner Huffman inquired about kennels discussion that is in Chapter 18-1.

Steve Burke stated that Chapter 18-1 was being discussed by the Town Council they referred Chapter 18-1 back to staff to draft language for dog kennels so they can be more permissible in neighborhoods.

Commissioner Huffman asked if slaughtering will be permitted within town.

Steve Burke stated that only one slaughter per residence will be permitted.

Steve Burke announced that we will be holding a Public Hearing for Urban Agriculture in March.

C. Zoning Ordinance Amendments

Steve Burke said that the staff is working with the Town Attorney on the language and will provide an updated draft once it is completed.

Chairman Good asked about Flood Plain language.

Steve Burke stated that the Town Attorney determined that the state must review and approve the language and once we have heard back, we will present it to Planning Commission.

Steve Burke said that the round-about has been delayed and no set date has been scheduled.

CHAIRMAN'S ANNOUNCEMENTS

No Announcements

ADJORNMENT

There being no further business, the meeting adjourned at 7:31 p.m.

Steven Burke
Town Manager

Dawn M. Shores
Planning/Zoning Assistant

DRAFT



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VI-A

Meeting Date: March 9, 2020

Agenda Item: PLANNING COMMISSION PUBLIC HEARING & CONSIDERATION
Item VI-A – Urban Agriculture

Summary: The Planning Commission is requested to conduct a public hearing to receive input from residents and to consider 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.

Commission Review: December 11, 2019; January 15, 2020; February 12, 2020

Fiscal Impact: N/A

Suggested Motion: I move that the Planning Commission recommend approval of the Code Amendments to Chapter 517 Urban Agriculture to the Town Council as presented.

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.



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-A

Meeting Date: March 11, 2020

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

Summary: The Planning Commission voted to recommend Town Council consider the draft Code Amendments to Sections 202 and 406 of the Town Code regarding artisan manufacturing in the Business District at you February 12th meeting.

During their February 24th Work Session, Town Council expressed concerns about potential odors, noise, heat, and other emissions from Artisan Manufacturing. The Town Council has requested that the Planning continue discussion regarding Artisan Manufacturing with the consideration of the Artisan Manufacturing requiring a Special Use Permit to ensure that the adjacent businesses have an opportunity to present concerns upon application.

Commission Review: January 15, 2020; February 12, 2020

Fiscal Impact: N/A

Suggested Motion: N/A

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 and 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. or 406.1.p 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: March 11, 2020

Agenda Item: PLANNING COMMISSION DISCUSSION
Item VII-B – 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. Staff have requested a status update from FEMA.

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

Fiscal Impact: N/A

Suggested Motion: N/A