

Town of Luray

Planning Commission Agenda

October 14, 2020
7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Continuity in the Government of Luray, Virginia**
- 5. General Citizen Comments**
- 6. Review of Minutes Meeting September 16, 2020**
- 7. Public Hearing**
- 8. Updates & Discussions**
 - A. Updated Town Zoning Map**
 - B. Zoning Ordinance Amendments**
 - C. Split Zoned Parcels**
- 9. Chairman's Announcements**
- 10. Adjournment**

Due to the threat of transmission of COVID-19 and in recognition of the Governor's Executive Order, this meeting will have limited seating. The meeting will be live-streamed on the Town's Facebook page.

Please submit any public comments concerning the agenda items through any of the following means: Email – sburke@townofluray.com; Mail – Luray Town Council, Attention Steve Burke, Post Office Box 629, Luray VA, 22835; Hand Delivery – Place in exterior DROP BOX in the alcove located at the front of the Town's Town Hall facing Main Street; or Phone – (540) 743-5511. All comments must be submitted by 5:00 pm the day of the meeting, and will be read aloud at the meeting.

Town of Luray
PO Box 629
45 East Main Street
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



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: IV

Meeting Date: October 14, 2020

Agenda Item: **Continuity in the Government of Luray, Virginia**

Announcement by Chairman Good:

- This meeting of the Town Council is being held pursuant to the April 13, 2020 Ordinance for Continuity in the Government of Luray.
- The Town Manager shall read the names of the Commission members present and identify those who are electronically present.
- The Town Manager is responsible for receiving public comment in advance of the meeting, which may be submitted by mail, email, phone, or hand delivery by 5:00 p.m. on the day of the meeting.
- In-person attendance and comment by the public is also permitted subject to the limitations of the most recent Executive Order and Phasing Guidelines issued by Governor Northam.
- This meeting can be viewed live on the Town's Facebook page, and a recording will be available on the Town's YouTube Channel. Minutes from the meeting will be posted on the Town's website after being approved by the Planning Commission.

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
September 16, 2020**

The Luray Planning Commission met on Wednesday, September 16, 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
Brian Sours
Tracie Dickson
Bill Huffman
Frankie Seaward
John Shaffer

Commissioners Absent:

Others Present:

Steve Burke, Town Manager
Bryan Chrisman, Assistant 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:

Chairman Good led a review of the July 15th meeting minutes

Motion: Commissioner Dickson made the motion to accept the minutes from July 15, 2020 meeting as presented. Second was by Commissioner Nowak. **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

UPDATES & DISCUSSIONS

A. Subdivision – Tax Map No. 42A11-18-40-17

Chairman Good introduced the request from James Turner for the Planning Commission to consider a request to subdivide the single parcel identified as Tax Map No. 42A11-18-40-17 into two lots for development of duplexes. The parcel is zoned High Density Residential (R-4). The proposed subdivision meets the Town requirements for lot area in the R-4 Zoning District. Water and sewer service will be confirmed with the submittal of the development Zoning Permit

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

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.

C. Zoning Ordinance Amendments

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

Other Discussions

Bryan Chrisman updated the Planning Commission on the status of the VDOT Roundabout Project at West Main Street and Northcott Drive. VDOT anticipates advertising the project for bids this fall.

Mr. Chrisman also informed the Commission that the Town has secured all needed right-of-way for construction of improvements to Memorial Drive. The acquisition was completed quicker than expected. The project is anticipated to be bid for construction in 2021.

Steve Burke informed the Commission that the Luray Meadows Apartments project was anticipated to be bid the fall.

CHAIRMAN'S ANNOUNCEMENTS

Chairman Good requested that the Planning Commission consider adjusting the date for their October meeting. The Town Council had changed the date of their October meeting from October 19th to October 13th due to the transition of the Virginia Municipal League Conference to online.

The Planning Commission unanimously approved setting the date for the October Planning Commission meeting to October 14th.

ADJORNMENT

There being no further business, the meeting adjourned at 7:16 p.m.

Steven Burke
Town Manager

Bryan Chrisman
Assistant Town Manager



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-A

Meeting Date: October 14, 2020

Agenda Item: **PLANNING COMMISSION DISCUSSION**
 Item VIII-A – Zoning Map

Summary: The Planning Commission is requested to discuss updates to the Town’s Zoning Map that was last updated and adopted by the Town in June 2016. The following parcel were rezoned since the map was last adopted.

	PC	TC
Dean Park – 42A15-A-1 Zoned Parkland		5/8/17
LFCC 42A17-1-19 & 42A8-A-1D PND to B1	7/12/17	8/14/17
Baker Development 42A17-1-1to8, 33to38, 41to44 PND to B1	7/12/17	8/14/17
58 Broad St 42A4-A-53	4/11/18	5/14/18

The Parkland Zoning Designation is not currently included in our identified Zoning Districts.

Commission input on the following options is requested:

Open Land/Parks (OL) Zoning District - Zone intended for larger land areas for development such as parks, schools, golf courses, agriculture and rural residential neighborhoods. This zone is also used as a holding zone until development occurs.

Open Space/Park (OSP) Zoning District – Zone intended to preserve, conserve and protect the native and manmade open space and recreation areas throughout the Town. It is intended that this district will provide open space for a variety of uses such as conservation of natural amenities, aesthetics, hiking, wildlife habitat, equestrian riding areas, and park and recreation facilities among other similar uses.

Any input from the Planning Commission regarding rezonings is appreciated.

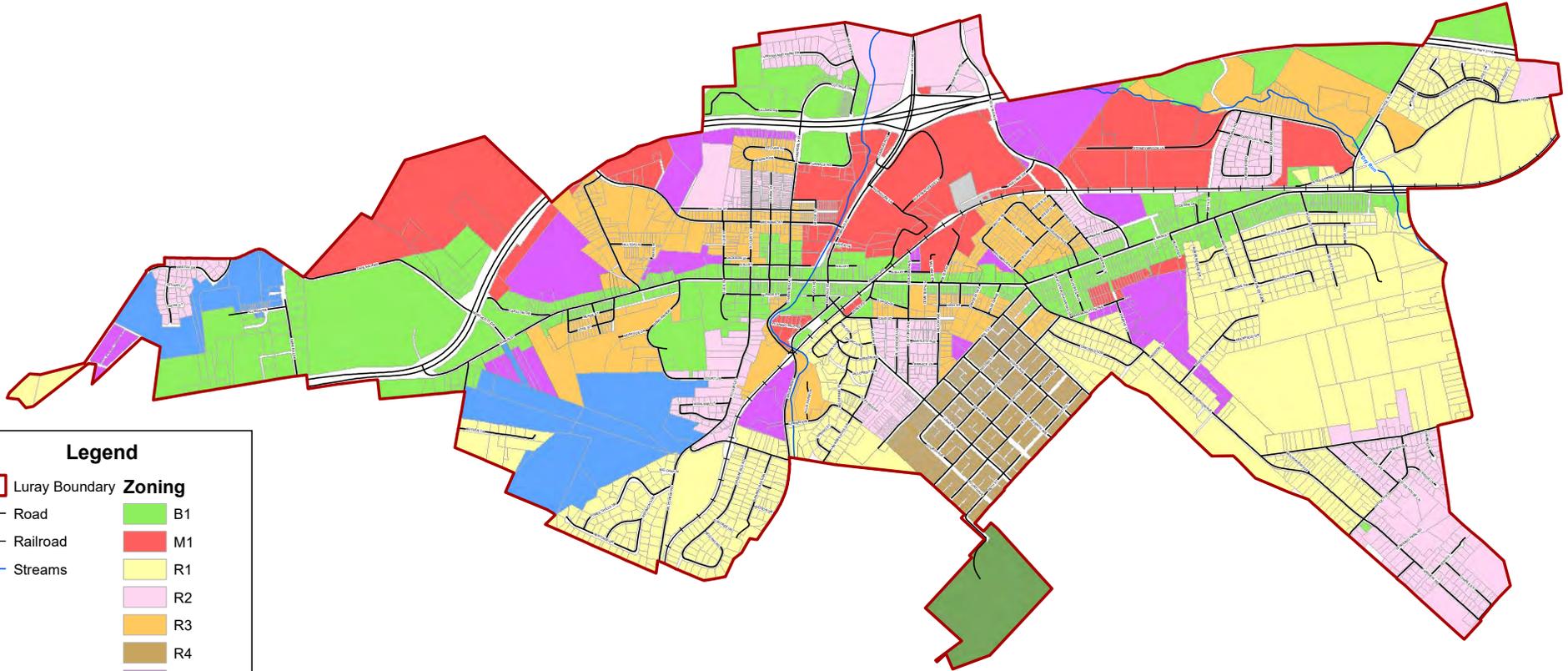
Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A

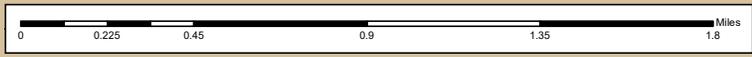


Town of Luray Zoning Map



Legend

Luray Boundary	Zoning
Road	B1
Railroad	M1
Streams	R1
	R2
	R3
	R4
	R5
	PND
	P
	Not Zoned





Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-B

Meeting Date: October 14, 2020

Agenda Item: PLANNING COMMISSION DISCUSSION
Item VIII-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



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-C

Meeting Date: October 14, 2020

Agenda Item: PLANNING COMMISSION DISCUSSION
Item VIII-C – Split Zoned Parcels

Summary: The Planning Commission is requested to discuss options to address the 68 identified parcels within the Town limits that have multiple Zoning Districts identified on the parcels.

Staff suggest drafting a letter to the property owners alerting them to the split zoning of their property. The Town could offer interested owners the opportunity for to work with the Town to rezone the property to the appropriate zoning for their area at no cost to the property owner.

Alternatively, the Town could consider adoption of the following Code statement:
“If an existing lot is (currently) split into two or more zoning districts, each such portion of the split-zoned parcel may be used only for purposes allowed within the respective zoning district. No principal or accessory use of land, building or structure, and no use or building or structure authorized by special use permit or special exception is allowed unless the use, building or structure is expressly authorized or permitted within the subject district.”

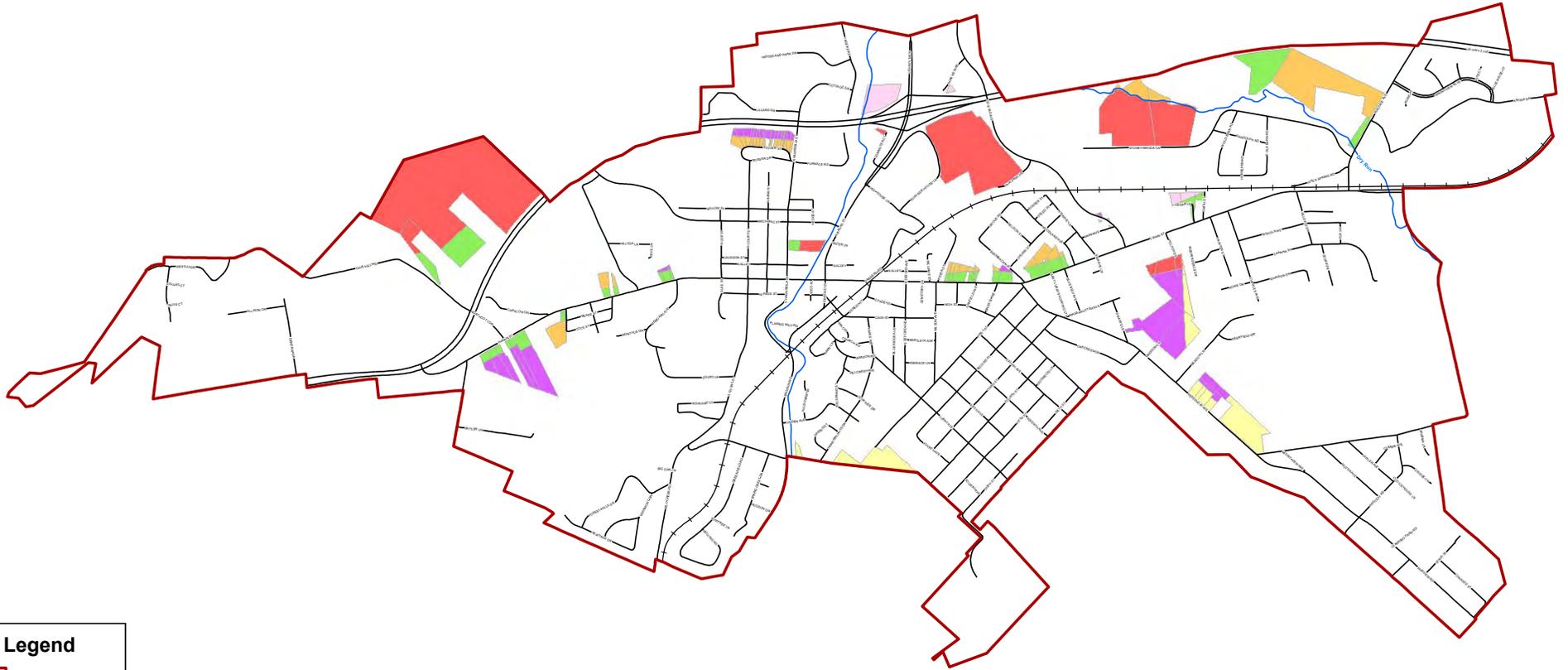
Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A



Town of Luray Zoning Map



Legend

- Luray Boundary
- Road
- Railroad
- Streams

