

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
April 10, 2013**

The Luray Planning Commission met on Wednesday, April 10, 2013 at 7:00 p.m. for a regular meeting. 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:

Clifton Campbell  
Ronald Good  
Mark Malone  
Brian Sours  
Larry Hakel  
Grace Nowak

Others Present:

Ligon Webb, Town Planner

At 7:00 p.m. the meeting was called to order by Chairman Clifton Campbell and everyone joined in the Pledge of Allegiance to the flag.

**APPROVAL OF MINUTES:**

Commissioner Good pointed out several small grammatical errors to the draft minutes from March's work session. Additionally, several small additions were suggested related to changes made to the draft Comprehensive Plan during the work session too. Town Planner Ligon Webb noted these additions/changes to the minutes, and Mr. Webb stated that he would correct the grammatical and small content errors/omissions to the minutes. The vote was as follows: YEA: Commissioner Hakel, Good, Malone, Sours, Campbell and Nowak.

Prior to proceeding with the meeting, Chairman Clifton Campbell noted that Commissioner Pam Flasch was no longer on the Planning Commission because she was recently appointed to the Town Council to fill a vacancy. Chairman Campbell stated that he was happy that Planning Commissioners were making the "jump" to the Town Council, and he wished Ms. Flasch the best of luck in her new endeavor.

**New Business: Public Hearing - SUP13-2, Mr. Danny Chu**

Town Planner Ligon Webb presented his staff report regarding Mr. Chu's request for a special use permit to operate "mini-storage units" on a roughly ½ acre B1

(General Business) zoned parcel. Mr. Webb explained that the property was recently rezoned from R3 (High Density Residential) to its current B1 zoning. Mr. Chu has operated the car wash on the existing property since the early 1970s, and he believed that the car wash was somewhat of a “headache” due to vandalism issues. In many respects, he believed mini-storage units would be a better fit for the neighborhood. Though no firm number has been set on the total number of storage units, Mr. Chu has indicated to Town staff that something around 45 units (about 10’ x 5’ in size per unit) would likely suffice. Mr. Webb stated that the first phase would be to convert the existing car wash facility into storage units, and Mr. Chu believed this structure could probably accommodate 10 units. And once this was done, Mr. Chu would then add additional storage units as demand necessitates. An image was shown of what the units would look like, and Mr. Webb stated that the units are actually prefabricated units and would be placed on the site according to Building Codes and Town Site Plan requirements. Therefore, the Town would be provided a level of review each time Mr. Chu wanted to place additional storage units at the site...until reaching 45 units. Mr. Webb asked Commissioners to look at the conceptual site layout in their packets; this layout demonstrated where the units could be placed on the site. Mr. Chu stated that he and Mr. Webb sat down together to work on the layout, and that he too thinks it seems like a logical plan. Commissioner Nowak asked it would be possible to enhance landscaping on the site, particularly potentially planting some trees. Mr. Chu stated that most of the site is currently asphalt, and he wasn’t sure where trees would go. Mr. Webb suggested that maybe adding some landscaping between the rear of the property and the existing apartment building would be a good idea, however he also noted there would be likely be limited space for trees though. Mr. Chu said he would look into this, but in his estimation the rear of the prefabricated units would essentially serve as a makeshift fence between these properties, and it would definitely look better than the existing car wash does now. Mr. Campbell agreed with this assessment; however he asked the Town Planner to look at the Town Code carefully because he believes a 15 foot setback is required between commercial and residential uses. Mr. Webb stated that he would indeed look into this during the Site Plan process, when (or if) Mr. Chu is ready to place prefabricated storage units at the rear of the property, and Mr. Chu freely admits it could be several years before this happens.

Being no further questions for Mr. Chu or Mr. Webb, a motion was made by Commissioner Hakel to approve Mr. Chu’s special use permit as presented, and Mr. Good seconded this request. The vote was as follows: YEA: Commissioners Hakel, Good, Campbell, Nowak, Malone and Sours.

## **Old Business: Comprehensive Plan**

Mr. Webb stated that revisions were still being made to the Comprehensive Plan based upon comments provided at last March's work session. He apologized for not having the revised plan ready today, but the consultant working on the plan (with him) was ill last week, and they were not able to make much progress on the revisions. However, Mr. Webb stated that at May's regular meeting a revised plan would be ready, and that Commissioners would have "hard copies" to review several days prior to May's regular meeting. The "hard copies" would provide Commissioners the opportunity to "mark up" their copies of the plan prior to the meeting. Mr. Webb stated that the Planning Commission would likely look at the plan at its May and June meetings; and that by July the Town Council would receive the plan for review.

Being no other business, the Planning Commission's meeting was adjourned at roughly 7:50 p.m.

Respectfully submitted,

Ligon Webb  
Town Planner